



## 5 Howard Court Court Farm Road

Hove, BN3 7QZ

£1,450



A SPACIOUS SECOND FLOOR FLAT IN FAVOURED LOCATION.

Situated in a convenient location, local shopping can be found in Court Farm Road as well as the Grenadier shopping parade. The property is also well positioned for local schools, doctors, dentist and buses provide access to most parts of town including the mainline railway station.

Available NOW



## COMMUNAL ENTRANCE

Staircase leading to second floor.

## FLAT FRONT DOOR

Part glazed front door opening into

## ENTRANCE HALLWAY

Ceiling light point, hatch to storage loft space, tall cupboard housing meters and electric fuse board, radiator with thermostatic valve, additional tall cupboard with shelving.

## LOUNGE/DINER 17'11 x 10'9 (5.46m x 3.28m)

Dual aspect room with double glazed windows to the front and the side of the property, ceiling light point, radiator, T.V. aerial point, telephone point.

## KITCHEN 10'3 x 6'10 (3.12m x 2.08m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, electric hob, electric oven, extractor canopy over, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, space for under counter appliance, floor laid with lino, double glazed window to the front of the property, wall mounted 'Vaillant' combination boiler, centralised ceiling light point.

## BEDROOM ONE 10'10 x 9'10 (3.30m x 3.00m)

Ceiling light point, double glazed window to the front of the property, radiator underneath, recessed wardrobe.

## BEDROOM TWO 9'10 x 10'4 (3.00m x 3.15m)

Ceiling light point, double glazed window to the rear of the property, radiator underneath, recessed wardrobe.

## BATHROOM 10'1 x 6'2 (3.07m x 1.88m)

Fitted with double shower with glass screen, aqua board splashback, white panelled bath, chrome fittings, tiled splashbacks, low level W.C. concealed cistern, vanity unit with storage and inset wash hand basin with mixer tap, radiator towel rail, double glazed window with obscure glass to the rear of the property, lino tiled effect flooring.

## COMMUNAL PARKING

Upon a first come first serve basis.

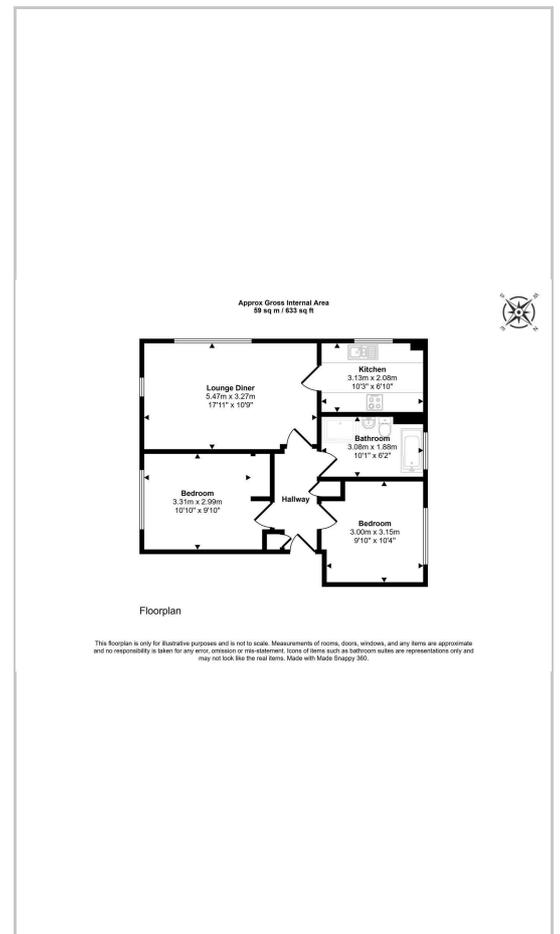
## COUNCIL TAX

Band B

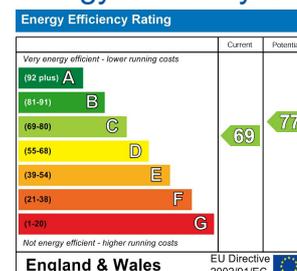
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.