



## 5 Howard Court Court Farm Road

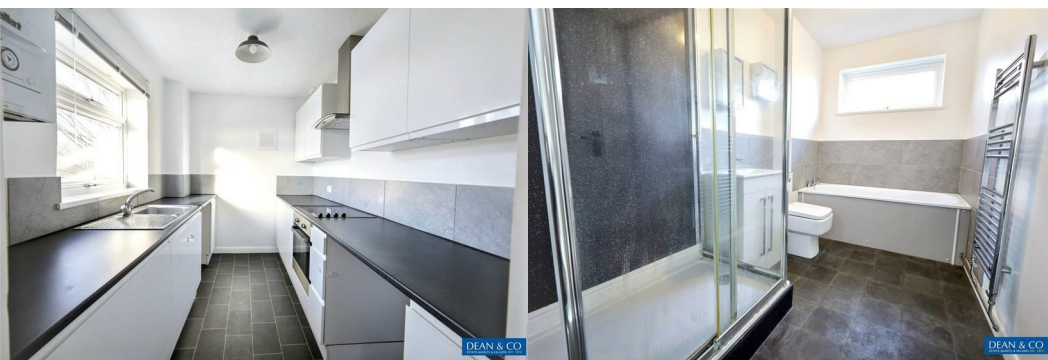
Hove, BN3 7QZ

Offers In The Region Of £265,000



A SPACIOUS SECOND FLOOR FLAT IN FAVOURED LOCATION BEING SOLD WITH NO ONWARD CHAIN.

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.





### 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

### OUTGOINGS

Lease: 171 years remaining

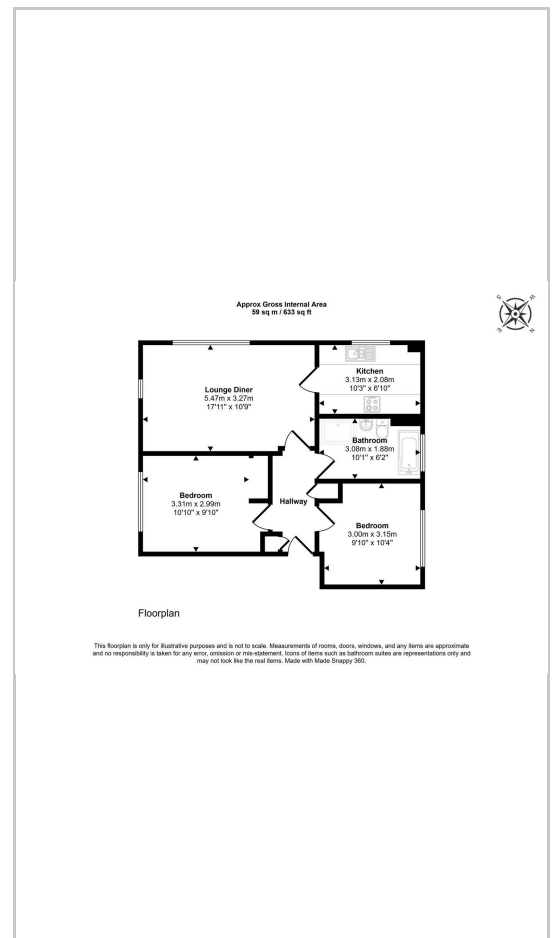
Ground rent: £10 per annum

Service charge: £77.70 monthly

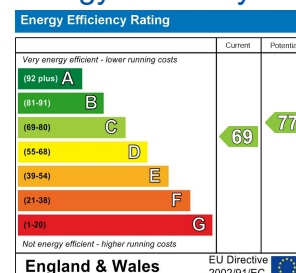
### Area Map



### Floor Plans



### Energy Efficiency Graph



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