



## Wick Hall Furze Hill, Hove, BN3 1NJ

£350,000 Share of Freehold

A SPACIOUS 2 bedroom ground floor apartment set within this popular 1930s Art Deco building in the sought after Hove area opposite St Anns Well Gardens the property enjoys a peaceful setting whilst being just moments from the independent shops, cafés & restaurants of Western Road & Hove seafront. The apartment features a SPACIOUS OPEN PLAN lounge/dining room, a separate kitchen & a STYLISH BATHROOM plus a communal garden at the rear. Offering generous proportions throughout, this is a wonderful home in a highly SOUGHT AFTER LOCATION. Energy Rating: D68 Viewing highly recommended. Exclusive to Maslen Estate Agents



Communal front door to:

**Communal Hallway**

Access to communal gardens, personal front door to:

**Hallway**

Wooden floorboards, doors to all rooms.

**Bedroom**

Wooden floorboards, window to side.

**Bathroom**

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & hand held shower attachment over, heated towel rail, built in storage cupboard, tiled walls, tiled floor, window to side with frosted glass.

**Bedroom**

Wooden floorboards, window to side.

**Kitchen**

Range of wall & base units with wooden work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, inset hob with extractor over, integrated oven below, space for appliances, part tiled walls, laminate flooring, window to side.

**Open Plan Lounge/Dining Room**

Wooden floorboards, window to side.

**Outside**

**Communal Gardens**

Laid to lawn with a variety of flowering shrubs, plants & trees.

**Total approx floor area**

60.4 sq.m. (649.8 sq.ft.)

**Council tax band B**

**Parking zone O**

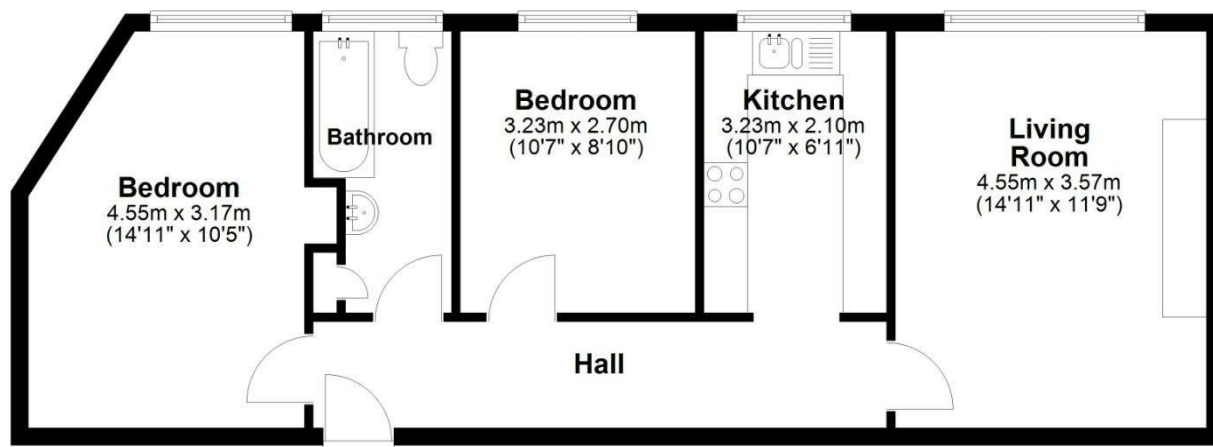
**V1**

*What the owner says:*

*"I bought this flat because of its quiet, peaceful ground floor setting. I have loved living here. Wick Hall is very well maintained, inside and out; the communal gardens are beautiful and St Ann's Well's Gardens are on the doorstep. Heating and hot water are included in the building service charges here, which has been great in terms of budgeting. Wick Hall is dog friendly, and great for both families and single people. Living in this flat has been a joy; a very happy home!"*



## Ground Floor



Total area: approx. 60.4 sq. metres (649.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Wick Hall

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

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