

£300,000 Leasehold



2 Victoria Terrace, Hove, BN3  
2WB

## 2 Victoria Terrace, Hove BN3 2WB

A STYLISH 2 bedroom first floor flat set within a beautiful PERIOD BUILDING right on Hove Seafront, ideally located close to a vibrant selection of independent shops, cafés & a wide range of local amenities. This well presented home features a BRIGHT & SPACIOUS OPEN PLAN L shaped kitchen & lounge, perfect for modern living & entertaining. The second bedroom includes a cleverly designed mezzanine level, offering additional storage or flexible use, while a smart, contemporary shower room adds to the flat's appeal. With pretty sea views, high ceilings & plenty of character throughout, this charming property is offered CHAIN FREE & is available exclusively through Maslen Estate Agents. Viewings are highly recommended. Energy Rating: D66



Communal front door to:

### **Communal Hallway**

Stairs rising to first floor, personal front door to:

### **Hallway**

Recessed spotlights, laminate flooring, doors to all rooms, recessed storage space with hanging rail.

### **Shower Room**

Fully tiled shower cubicle with wall mounted shower unit, recessed spotlights, sliding door to WC with concealed cistern & push button flush, wash hand basin with mixer tap, laminate flooring, radiator.

### **Bedroom**

Window to front, radiator, laminate flooring, recessed spotlights, ladder to mezzanine storage space.

### **Bedroom**

Window to front, laminate flooring, radiator, walk in wardrobe space.

### **Open Plan Lounge/Dining Room/Kitchen**

#### **Lounge/Dining Area**

Wall mounted thermostat, laminate flooring, sash window to rear, doors onto fire escape.

#### **Kitchen Area**

Range of wall, base & drawer units with roll edged work surfaces over, inset ceramic sink drainer unit with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, inset 6 ring gas hob, integrated eye level oven, laminate flooring, sash window to rear.

#### **Total approx floor area**

58.8 sq.m. (633.4 sq.ft.)

#### **Council tax band B**

#### **Parking zone N**

#### **V1**







### First Floor



Total area: approx. 58.8 sq. metres (633.4 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.

**Verner House**

### IMPORTANT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### 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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