



## 109 Montgomery Street, Hove, BN3 5BD

£225,000 Leasehold

Tastefully presented 1 bedroom flat situated on the ground floor of this pretty period conversion in the SOUGHT AFTER Hove area, within easy walking distance of Hove train station, independent shops, cafes & many other local amenities. This flat has many highlights including; a SPACIOUS OPEN PLAN kitchen/lounge, communal gardens & is available CHAIN FREE! Viewings are highly recommended. Energy Rating: D64 Exclusive to David Maslen Estate Agents

Communal front door to:

### **Communal Hallway**

Personal front door to:

### **Hallway**

Radiator, wall mounted entry phone, window to side with frosted glass, cupboard housing fuse board, further built in storage cupboard, doors to all rooms.

### **Bathroom**

Low level WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted 'Mira' shower unit over, radiator, fully tiled walls, laminate flooring, window to side with frosted glass.

### **Bedroom**

Window to side, radiator.

### **Open Plan Lounge/Kitchen**

#### **Kitchen Area**

Range of wall & base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, inset hob with extractor over, integrated oven under, space for fridge/freezer, space & plumbing for washing machine, cupboard housing wall mounted 'ideal' boiler, part tiled walls.

#### **Lounge Area**

Radiator, windows to side & rear, door leading to communal garden.

### **Outside**

#### **Communal Garden**

Enclosed by timber fencing, mainly laid to lawn, variety of shrubs & plants, patio seating area.

### **Total approx floor area**

39.9 sq.m. (430.0 sq.ft.)

### **Council tax band A**

### **Parking zone R**

V1



## Ground Floor



Total area: approx. 39.9 sq. metres (430.0 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.

## Montgomery Street

### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: 64 (Yellow, D)

Potential rating: 76 (Green, C)

### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: 64 (Yellow, D)

Potential rating: 76 (Green, C)

### 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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