



20 Blatchington Road, Hove, BN3 3YN

£230,000 Leasehold

Tastefully presented CHAIN FREE 2 bedroom top floor flat in a recently redecorated building. Situated in a POPULAR RESIDENTIAL LOCATION close to local shops and cafes with excellent transport links to all parts of the city. This flat has many highlights including; a SPACIOUS OPEN PLAN lounge/dining room, MODERN fitted kitchen & a smart bathroom. Viewings are highly recommended. Energy Rating: D58 Exclusive to Maslen Estate Agents.

Communal front door to:

Communal Hallway

Stairs to top floor, personal front door to:

Hallway

Window to side, wall mounted thermostat, radiator, doors to all rooms.

Kitchen

Range of wall & base units with roll edge work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer tap, inset 4 ring hob with extractor over, integrated oven under, space for fridge/freezer, space & plumbing for washing machine, wall mounted 'Alpha' boiler, radiator, part tiled walls, laminate flooring, window to side.

Office/Study

Window to side, radiator.

Bedroom

Window to side, radiator.

Bathroom

WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, glass shower screen, part tiled walls, laminate flooring, ladder style heated towel rail, window to rear with frosted glass, wall mounted extractor fan.

Lounge/Dining Room

Window to front, window to side, radiator.

Total approx floor area

56.9 sq.m. (612.5 sq.ft)

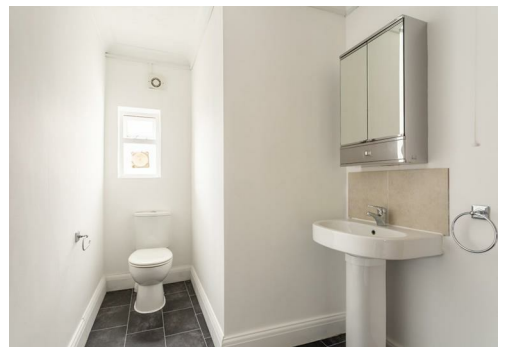
Council tax band B

Parking zone N

V 2

What the owner says:

"This flat has been a super rental property for us over the past 9 years. Our last tenants enjoyed 5 years living there, and the additional room provided excellent flexibility in terms of storage space and as a walk-in wardrobe. The generous living room also allowed for working from home. We were drawn to it because it is ideally located to shops, cafes, buses and trains. The beach is also with an easy 20 minute walk!"



Second Floor



Total area: approx. 56.9 sq. metres (612.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.

Blatchington Road

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		58	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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COVERING THE CITY

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