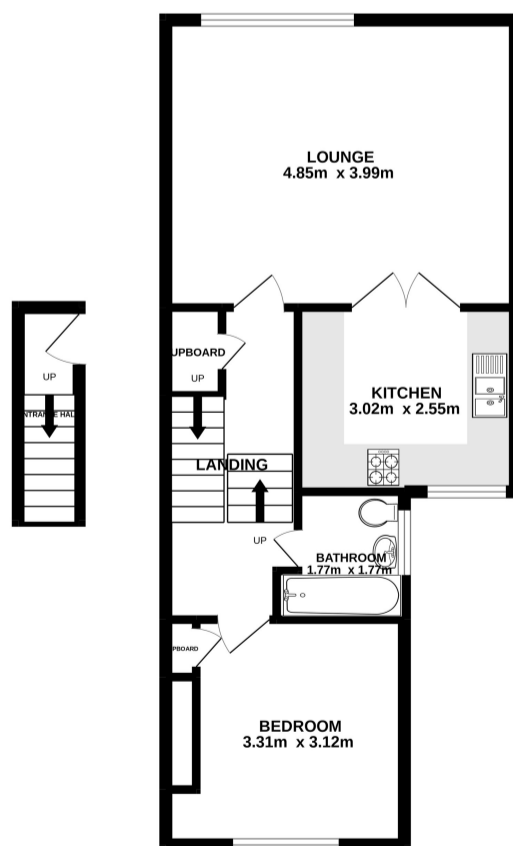




Flat 3, 26 Addison Road, Hove, BN3 1TP
 £275,000



TOP FLOOR
 50.4 sq.m. approx.



Energy Efficiency Rating		Current	Potential
102 to 100	A		
91 to 81	B		
72 to 62	C		
53 to 43	D		
35 to 25	E		
17 to 10	F		
1 to 10	G		

Best energy efficient - Higher ranking costs less to run
 England, Wales & N Ireland

TOTAL FLOOR AREA: 50.4 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to present to the market this top floor split level apartment, located in the popular area of Seven Dials known for its friendly community and superb access to shops, restaurants, commuter links and the city centre and seafront. The attractive Victorian terraced property comprises of 3 flats with the top floor offering spacious accommodation along with the added bonus of a boarded out loft space for extra storage provision. The main reception room is well proportioned and configured to provide space for dining and lounge furniture, with a large double-glazed dormer window contributing to a wonderfully light and airy feel to the room. Beautiful mid-oak flooring is laid seamlessly throughout the reception room and kitchen, tastefully complementing the generous range of base and wall units. There is under counter space and plumbing for a washing machine, fridge and freezer, as well as an integrated oven, gas hob and extractor fan. The kitchen and bedroom have a southerly aspect and so benefit from plenty of light throughout the day, and with under-eaves cupboards, built-in wardrobe and a tall cupboard with shelving on the landing, storage is more than amply provided for. This property presents a wonderful opportunity as a first home or buy to let investment, and with no onward chain is an even more attractive purchase. Additional information -
 Tenure - Leasehold
 Length of lease term remaining - 108 years
 Ground rent - £60 pa
 Service charge - £1250 pa
 Council Tax Band - A £1412.21 (£1,059.16 single occupancy)
 Managing Agent - Pepper Fox



- NO ONWARD CHAIN
- TOP FLOOR 1 BED SPLIT LEVEL FLAT
- SPACIOUS LIVING/DINING & KITCHEN AREAS
- CENTRAL LOCATION - CONVENIENT TO STATIONS, SHOPS AND SEAFRONT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ATTIC SPACE FOR ADDITIONAL STORAGE
- PERIOD CONVERSION