



112 Sackville Road

Hove BN3 3HE

Offers in Excess of £450,000
Freehold

- TWO BEDROOMS
- BATHROOM
- SEPARATE W.C
- KITCHEN/BREAKFAST ROOM

- LIVING/DINING ROOM
- WEST FACING PATIO GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

Whitlock and Heaps are delighted to bring to market for the first time in over 45 years this Victorian bay fronted property offering tremendous potential to prospective buyers with a west facing rear patio garden. The accommodation includes two double bedrooms and through living/dining room and kitchen/breakfast room. Situated in this convenient location within a short walk of Hove mainline station and seafront with all the local independent shops and eateries being within a short walk.

OUTSIDE

WEST FACING REAR GARDEN Paved patio with covered car port and double gates offering rear access, brick-built store with low level w.c.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ENTRANCE HALL Radiator, understairs storage cupboard.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink unit with double drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, gas cooker with extractor, space for fridge/freezer, tiled walls and floor, radiator, two UPVC double glazed windows, 'Ideal' gas fired boiler.

SIDE LOBBY Appliance space, door to garden.

LIVING/DINING ROOM UPVC double glazed bay window, two radiators, UPVC double glazed window to the rear.

FIRST FLOOR

LANDING Hatch to loft space, fitted cupboard.

BEDROOM 1 Range of fitted furniture, UPVC double glazed bay window with second window to side, radiator.

BEDROOM 2 Fitted cupboard, UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and shower attachment, separate shower, sink with surface to the side and cupboard under, tiled walls, radiator, UPVC double glazed window.

SEPARATE W.C Comprising low level w.c. bidet, sink with cupboard under, tiled walls and floor, UPVC double glazed window.

SACKVILLE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
88.5 sq m / 951 sq ft
LIMITED USE AREA OF (OUTSIDE WC)
0.9 sq m / 10 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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