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10 Parham House, Chatsworth Square, Hove, BN3 1WF

Asking Price Of £430,000

- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE ASPECT LIVING/DINING ROOM
- COVERED ALLOCATED PARKING SPACE
- GATED DEVELOPMENT
- CENTRAL LOCATION

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This first floor apartment forms part of this purpose built gated development being presented in excellent order throughout and being sold with no onward chain. The two double bedroom accommodation benefits from an ensuite shower room to the master bedroom and separate family bathroom. The spacious accommodation features a south/west facing living/dining room with 'Juliet' balcony and a separate kitchen/breakfast room with integrated appliances.

The flat also benefits from an allocated covered parking space.

ENTRANCE HALL Fitted coat/store cupboard, second fitted cupboard with hot water cylinder, radiator, entry system telephone.

LIVING/DINING ROOM Double aspect, south/west facing with 'Juliet balcony', two radiators, two UPVC double glazed windows.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with concealed extractor over, eye level double oven, integrated fridge/freezer and dishwasher, washing machine, UPVC double glazed window, tiled splashback, radiator, tiled floor, space for table and chairs.

BEDROOM 1 Double aspect with two UPVC double glazed windows, fitted wardrobe, radiator.

ENSUITE SHOWER ROOM Comprising white suite with walk in shower, pedestal wash hand basin, low level w.c., radiator, tiled walls.

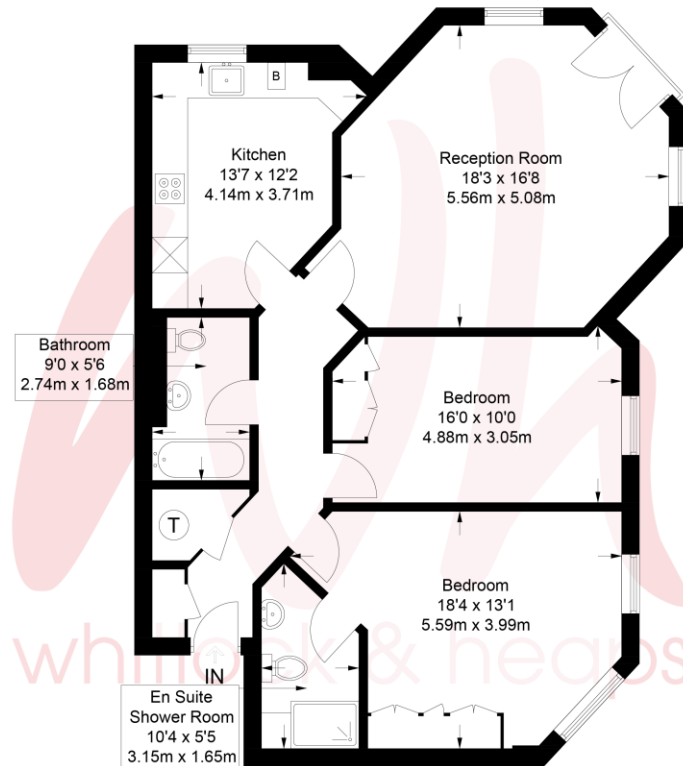
BEDROOM 2 UPVC double glazed window, fitted wardrobes, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., tiled walls, radiator.

OUTSIDE Underground allocated parking space.

OUTGOINGS Lease: 125 years from 1st January 1999
Service Charge: £524.09 per quarter
Ground Rent: £200 per annum

EPC: Current 78C Potential 82B



First Floor

Approximate Gross Internal Area = 976 sq ft / 90.7 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022



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