



12 St. Peters Close

Hove, BN3 7LG

Offers In The Region Of £280,000



A WELL PRESENTED FIRST AND SECOND FLOOR MAISONETTE WITH SOUTH FACING BALCONY IN A FAVOURED LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in a favoured complex with communal gardens in St Peters Close. Local shopping can be found in Court Farm Road as well as the Grenadier shopping parade. The property is also well positioned for schools, doctors, dentist and buses provide access to most parts of town including the mainline railway station.



COMMUNAL ENTRANCE HALLWAY

Stairs leading to first floor.

FRONT DOOR

Opening to

ENTRANCE HALLWAY

Ceiling light point, radiator with thermostatic valve, cupboard housing electric consumer unit, electric mater, wall mounted central heating thermostat control, understairs storage cupboard, two fixed glazed windows with centralised door leading to

LOUNGE 14'3 x 10'3 (4.34m x 3.12m)

Southerly aspect, coved ceiling, ceiling light point, radiator with thermostatic valve, telephone point, T.V. aerial point, feature brick fireplace with fitted gas fire, wooden over mantle, double glazed sliding patio door providing access to

BALCONY 6'1 x 2'10 (1.85m x 0.86m)

Southerly aspect offering distant views to sea beyond Bishop Hannington Church, views over communal gardens.

KITCHEN 10'11" x 10'2" (3.35m x 3.12m)

Fitted with range of eye level and base units comprising of cupboards and drawers, under cupboard lighting, roll edge work surfaces, tiled splashbacks, stainless steel one and a half sink and drainer unit with mixer tap, freestanding 'Creda' cooker, extractor hood over, space and plumbing for washing machine, further space for other appliances, cupboard housing 'Vaillant' gas central heating boiler also housing gas meter, radiator with thermostatic valve, double glazed window to front.

STAIRS

From entrance hallway, spindles to handrail leading to

FIRST FLOOR LANDING

Light point, two built in storage cupboards, one being airing cupboard housing lagged cylinder and slatted shelving, hatch to loft space with fitted ladder.

BEDROOM ONE 14'6 x 10'2 (4.42m x 3.10m)

Southerly aspect with double glazed window offering direct views to sea past Bishop Hannington Church, coved ceiling, radiator with thermostatic valve, built in single wardrobe with hanging rail and shelving, telephone point.

BEDROOM TWO 11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to front, coved ceiling, ceiling light point, radiator with thermostatic valve.

BATHROOM 7'10 x 5'1 (2.39m x 1.55m)

Fitted with low level W.C. pedestal wash hand basin with mixer tap and pop up waste, panelled bath with mixer tap and shower attachment, radiator with thermostatic valve, part tiled walls, ceiling light point, double glazed window with obscure glass.

OUTSIDE

Communal gardens.

OUTGOINGS

Maintenance: Approximately £1608.88 PA
Lease: 999 from 31.12.59 - (932 remaining).

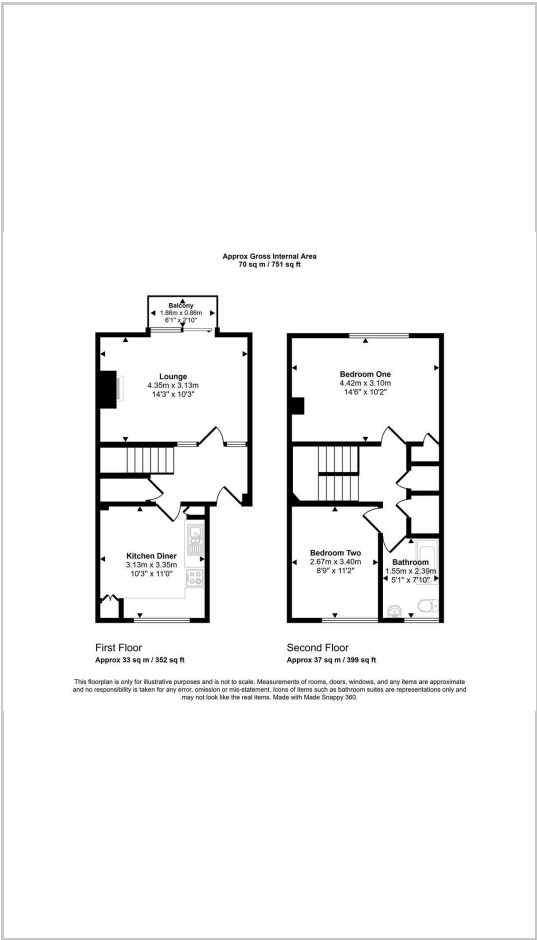
COUNCIL TAX

Band B

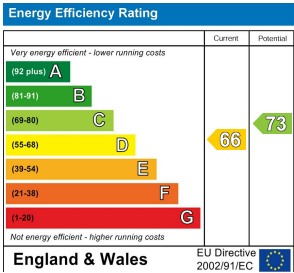
Area Map



Floor Plans



Energy Efficiency Graph



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