



3 West Way

Hove, BN3 8LD

Offers In The Region Of £325,000



A DECEPTIVELY SPACIOUS FIRST FLOOR FLAT IN EXCELLENT LOCATION FOR AMENITIES AND BEING SOLD WITH NO ONWARD CHAIN.

Situated on West Way between Poplar Avenue and Applesham Avenue. Local shopping facilities are available at the Grenadier shopping parade as well as bus services providing access to central Brighton & Hove, including mainline railway stations with their commuter links to London. The property is well situated for local schools, doctors & dentists. Open green space can be found at Greenleas Park, or take a walk over The South Downs along the Devils Dyke Trail. The A23/A27 is easily accessed nearby as is the Sainsburys Superstore on the Old Shoreham Road.



OUTER COMMUNAL FRONT DOOR

Part glazed uPVC door opening into:

COMMUNAL ENTRANCE HALLWAY

Leading to first floor

ENTRANCE HALLWAY

Spacious entrance hallway with coved ceiling, recessed spotlighting, hard-wired smoke detector, radiator with thermostatic valve, cupboard housing electric consumer unit.

LOUNGE 14'2 x 13'1 (4.32m x 3.99m)

South easterly aspect with two double glazed windows to front, coved ceiling, recessed spotlighting, radiator with thermostatic valve, T.V. aerial point, telephone point.

KITCHEN/DINER 15'10 x 13'9 (4.83m x 4.19m)

Fitted range of eye level and base units comprising of cupboards and drawers, roll edge worksurfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in four burner gas hob with extractor hood over, electric fan assisted oven under, space and plumbing for washing machine, further space and plumbing for dishwasher, space for other appliances, cupboard housing 'Alpha' gas combination boiler for heating and hot water, briquette style tiled splashbacks, chrome light and power points, part glazed door with obscure glass leading to roof terrace. Two double glazed windows looking onto roof terrace as well as offering views towards The South Downs and Foredown Tower, coved ceiling, ceiling light point, recessed spotlighting, radiator with thermostatic valve, tiled flooring.

BEDROOM ONE 13'1 x 12'1 (3.99m x 3.68m)

Southerly aspect with double glazed window to front, coved ceiling, ceiling light point, radiator with thermostatic valve.

BEDROOM TWO 12'8 x 10'5 (3.86m x 3.18m)

Double glazed window overlooking roof terrace offering views towards Hangleton, coved ceiling, ceiling light point, radiator with thermostatic valve.

BEDROOM THREE 11'6 x 10'6 (3.51m x 3.20m)

Southerly aspect with two double glazed windows to front, coved ceiling, ceiling light point, radiator with thermostatic valve.

BATHROOM 9'3 x 5'7 (2.82m x 1.70m)

Fully tiled walls and floor, recessed LED spotlighting, extractor fan, double glazed window with obscure glass, white suite comprising of low level W.C. chrome ladder style radiator, wall mounted wash basin with mixer tap, tiled panelled bath with mixer tap and shower attachment.

OUTSIDE

ROOF TERRACE 25'1 x 17'9 (7.65m x 5.41m)

Decked terrace with wooden rail surround offering views towards Hangleton, The South Downs and Fordeown Tower.

COUNCIL TAX

Band C

OUTGOINGS

Lease Term: 983 years left on leasehold

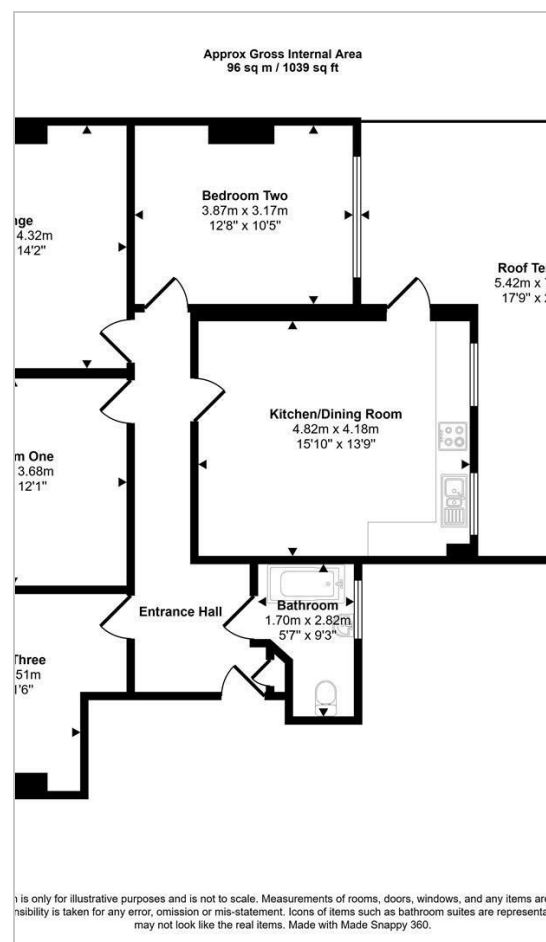
Service Charge: Insurance £250 per annum to Managing agent Cheviot House Properties Ltd.

Ground Rent: Peppercorn (Nil)

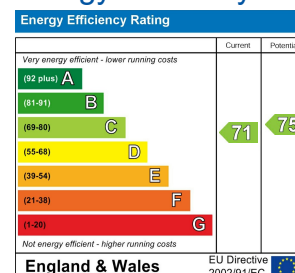
Area Map



Floor Plans



Energy Efficiency Graph



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