



Coniston Court, Brighton, BN3 1JU

£225,000

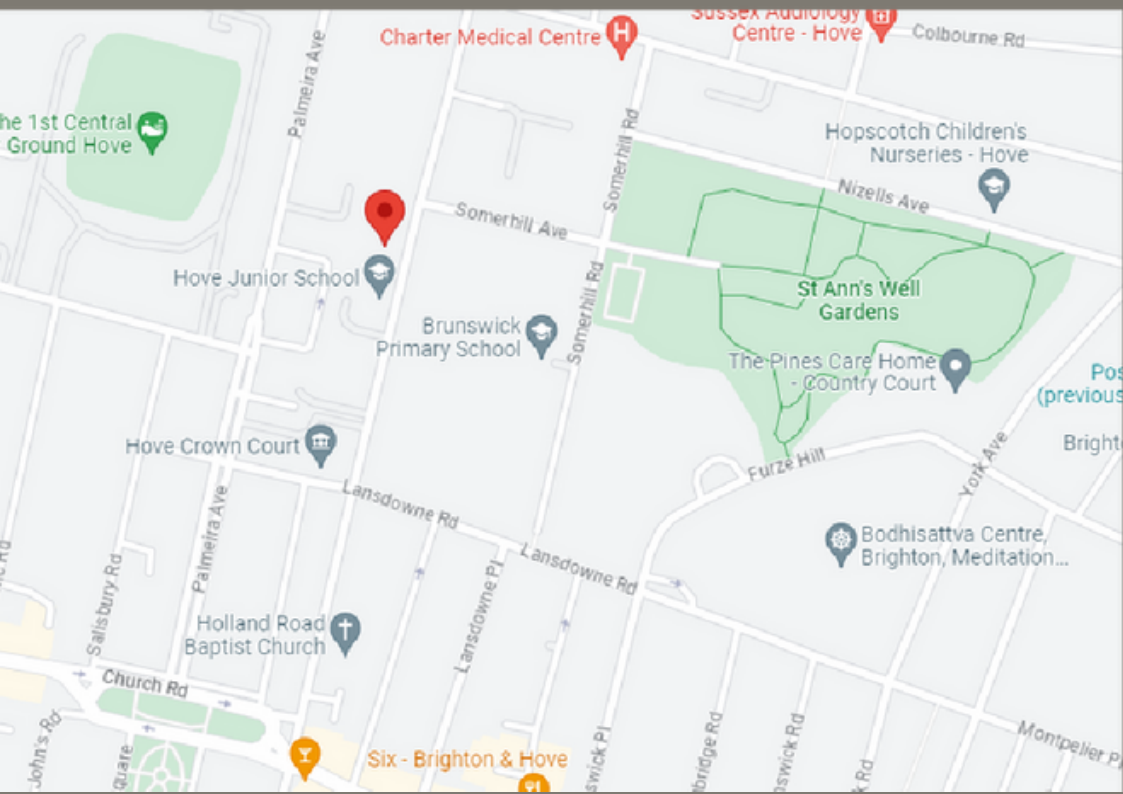
“ A fourth floor flat in a central Hove location, in need of modernisation and offered for sale with a new lease upon completion ”

### **The Property**

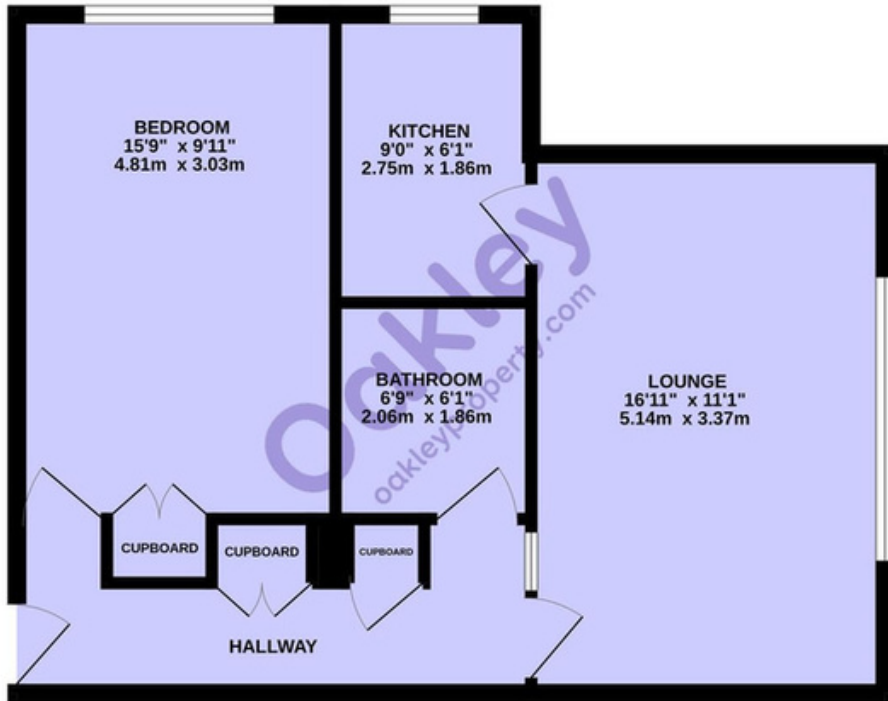
A fourth floor flat forming part of a purpose built block located in a sought after location in central Hove. The accommodation, which is in need of modernisation, is approached via passenger lift and comprises; entrance hall, bedroom, bathroom, living room and kitchen. At the rear of the building there is residents parking available on a first come first served basis. The flat is offered for sale with no on-going chain and the benefit of a new lease upon completion.

### **Location**

The location benefits from easy access to many amenities located along Western Road and Church Road. These include many local cafes, pubs, bars, restaurants, retail, entertainment facilities and shops. In addition, Churchill Square Shopping Centre, the North Laine, Hove Lawns, The Seafront & Pier offer a variety of additional dining, shopping, outdoor leisure and entertainment facilities. Furthermore, Hove Railway Station, Brighton Mainline Railway Station, many bus routes closely located, the A23 & A27 all provide easy access around Brighton & Hove and into London.



FOURTH FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 484 sq.ft. (45.0 sq.m.) approx.  
Made with Metropix C2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

### Agents Notes:

Tenure- Leasehold  
A new lease will be granted upon completion  
Council Tax- A  
Service Charge- £2,136.24 per annum  
Ground Rent- N/A



SCAN ME



To book a viewing, or a valuation of your property, get in touch with one of our experts.

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