



## 40, Lancaster Court, Hove, BN3 2TQ

### Asking Price £230,000 Leasehold

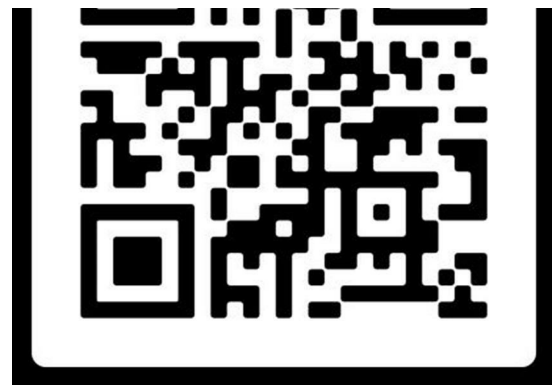
ELLIOTTS are delighted to offer this SPACIOUS SOUTH FACING purpose built FIRST FLOOR flat, GREAT VIEWS which extend across to the SEA, in NEED of UPDATING but with LARGE FRONT FACING LOUNGE and BIG DOUBLE BEDROOM, convenient location, within a few steps to new local supermarket, HUNDRED YARDS from the SEAFRONT and a FEW BLOCKS from CHURCH ROAD.

- No On Going Chain
- In Need Of Modernisation and Updating
- Few Yards Hove Seafront
- Sea Views
- c45 Square Mtrs/c480 Square Ft
- Large South Aspect Lounge
- First Floor
- Big Double Bedroom
- Kitchen & Bathrooms With Windows
- Hove City Centre Location



**ELLIOTTS**

*Working hard for you*



A larger than average first floor flat in this low rise purpose built block, south facing, with views stretching over to the sea.

Accommodation extends to c 45 Sq Mtrs/c480 Sq Ft, with the flat in need of updating and modernisation, but with the scope and potential for any buyer to change to their own tastes and specification.

A large south facing lounge is a particular feature, with adjoining separate kitchen (with window), to the rear of the flat there is a large double bedroom, plus bathroom, also with its own window. Offered for sale with no ongoing chain.



2 Church Road, Hove, East Sussex, BN3 2FL

**T:** 01273 773399

**E:** mail@elliottsestateagents.co.uk

Registered No 2829245

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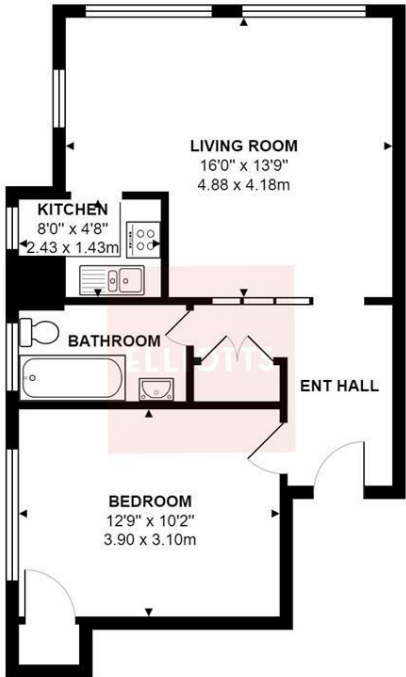
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Total Area: 484 ft<sup>2</sup> ... 44.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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