

ELLIOTTS

33 Furze Hill Court, Furze Hill, Hove

Guide Price £350,000 – £375,000

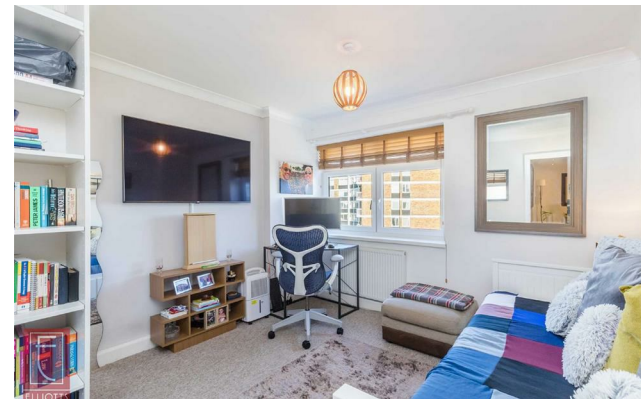




33 Furze Hill Court, Furze Hill Hove, BN3 1PG

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We are delighted to offer for sale this very well presented FIFTH FLOOR P/B apartment in highly sought after FURZE HILL area with St Ann's Well gardens close by. Accommodation includes; a SOUTH/EAST LOUNGE with BALCONY, a modern KITCHEN with DOWNLAND VIEWS, TWO DOUBLE BEDROOMS and a RE-FITTED BATHROOM.



- 5th Floor P-Built Apartment
- Modern Kitchen with Views
- r. 999 Year Lease
- Two Double Bedrooms
- Superbly Presented

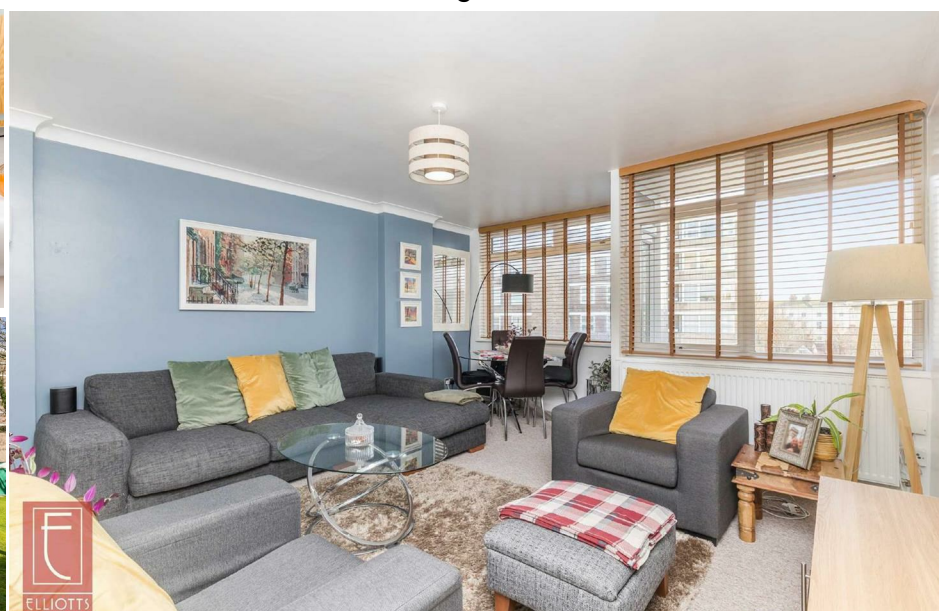
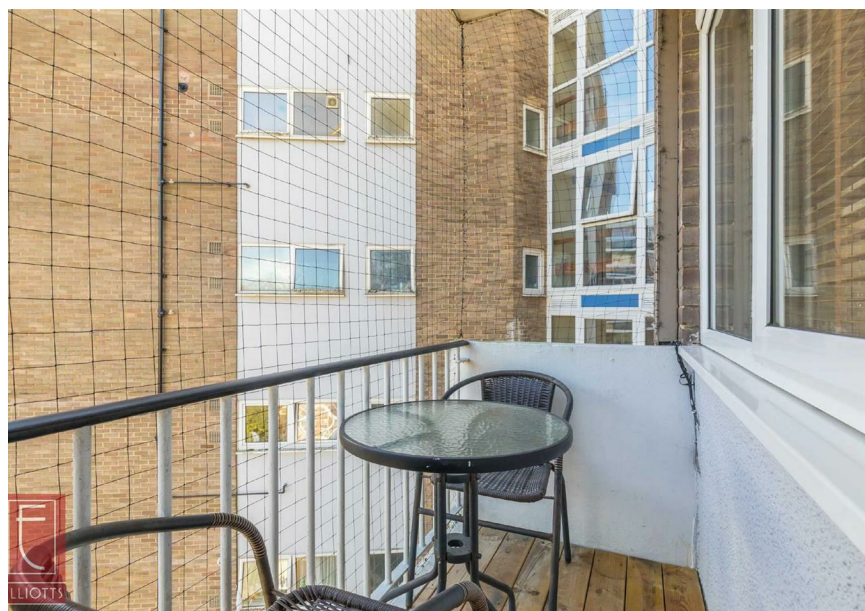
- Spacious South/East Lounge
- Gas Central Heating – D/G
- South/East Facing Balcony
- Modern Bathroom / Sep WC
- Communal Gardens



Furze Hill Court is superbly located in this much sought after and popular location giving excellent access to all the City has to offer, with popular shops, cafés and restaurants within walking distance in all directions, and the seafront being within easy reach. Brighton & Hove mainline stations are also close by, providing direct links to London.

This apartment occupies the fifth floor of this well regarded purpose built with the benefit of a passenger lift and well kept communal hallways, along with the excellent benefit of stunning views of the South Downs from both the kitchen and 2nd bedroom.

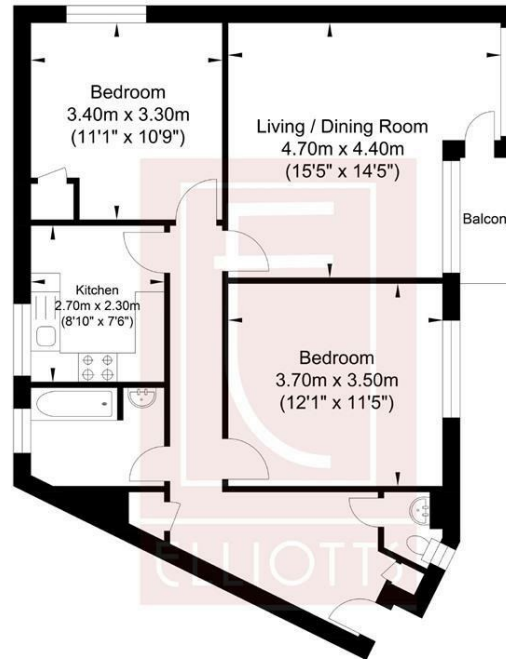
It is excellently presented throughout, having been subject to a comprehensive schedule of improvements, which includes a modern kitchen with super views over Hove and the South downs, a newly installed boiler in Oct '19, a modern bathroom, gas central heating, a good size lounge with access to the balcony and added benefit of two good size double bedrooms.





Floorplan

Furze Hill, Hove



Approximate Floor Area
734.20 sq ft
(68.21 sq m)

Approximate Gross Internal Area = 68.21 sq m / 734.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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