

Rochester Court
4 Rochester Gardens
Hove
BN3 3AW

FOR
SALE



**FREEHOLD RESIDENTIAL PROPERTY WITH OWN GARDEN
TO THE REAR FOR SALE WITH VACANT POSSESSION
WITHIN SHORT WALKING DISTANCE TO SEAFRONT AND PALMEIRA SQUARE**

**OFFERS IN EXCESS OF
£775,000 FREEHOLD**

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Residential Sales & Lettings

Rochester Gardens occupies a popular residential location between Palmeira Square and Lansdowne Road in the centre of Hove, readily accessible to shops, restaurants and café bars in both Western Road and Church Road, the Seafront, Sussex County Cricket Ground, Hove mainline railway station and bus services to Brighton City centre.

Rochester Court comprises a terraced bay fronted property having brick elevations under a tiled roof currently arranged as three self-contained flats all requiring modernisation and redecoration and offering an ideal opportunity for Home and Income, developers and investors.

The two upper flats are currently let on AST's producing £35,856 per annum until August 2018, whilst the ground floor flat is offered with immediate vacant possession.

The second floor flat comprises 3 bedrooms, lounge, kitchen, bathroom, separate WC, is currently let under an AST producing £1,494 per calendar month expiring on the 7 August 2018.

The first floor flat comprises 3 bedrooms, lounge, kitchen, bathroom, separate WC, is currently let under an AST producing £1,494 per calendar month expiring on the 27 August 2018.

The ground floor flat comprises 2 bedrooms, lounge, kitchen, bathroom, separate WC, has a west facing rear garden and is offered with vacant possession.

The property is arranged more particularly as follows:

SECOND FLOOR FLAT

Approached via an internal staircase.

LANDING:	Good size with picture rail, roof light, wall mounted heater.
LIVING ROOM: (Currently used as Bedroom)	15'3 x 14'6 into chimney recess (4.64m x 4.42m) Attractive period fireplace surround with decorative over mantle and mirror, picture rail, access to eaves storage cupboard.
BEDROOM 3:	12' x 8'3 (3.65m x 2.51m) Picture rail, access to eaves storage space, recess wardrobe cupboard, wall mounted electric heater.
BEDROOM 2:	12'3 x 12'3 into chimney recess (3.73m x 3.73m) Decorative fireplace surround with tiled inset and mirrored over mantle, picture rail.
BATHROOM:	White bath with mixer tap and hand shower apparatus, part tiling to walls, shower screen, pedestal wash basin with mixer tap, low-level WC with dual flush cistern, half tiling to walls, wall mounted electric heater.
SEPARATE WC:	Low-level suite, window.
BEDROOM 1:	19' into bay window x 7'3 (5.79m X 2.21m) Tiled fireplace surround.

KITCHEN: 9'9 x 6'9 (2.97m x 2.05m) Wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink with mixer tap, Britony wall mounted electric water heater, space and plumbing for washing machine, space for gas cooker, extractor fan.

FIRST FLOOR FLAT

HALLWAY: Good size with a deep recess for storage.

LOUNGE: 15'3 into bay x 14'6 (4.64m x 4.42m) Fireplace surround with tiled inset and hearth, mirrored over mantle, picture rail.
(Front)

BEDROOM 3: 11'9 x 8' (3.58m x 2.43m) Picture rail, multi-paned glazed window overlooking Rochester Gardens.
(Front)

BEDROOM 2: 10'3 x 8'6 (3.12m x 2.59m) Cupboard housing Britony water heater.

BEDROOM 1: 12'9 into chimney recess x 12' (3.88m x 3.65m) Period fireplace surround with tiled inset and mirrored over mantle, picture rail, recessed wardrobe cupboard with storage cupboard above.
(Middle)

BATHROOM: White suite with panelled bath and with Triton shower over, tiling to walls, pedestal wash basin, electric wall mounted heater.

SEPARATE WC: Low-level suite.

KITCHEN: 13'9 x 7'6 (4.19m x 2.28m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for fridge and freezer, built in larder cupboard, laminate floor.

GROUND FLOOR FLAT

ENTRANCE HALL: Good size with parquet flooring, picture rail, two cloaks cupboards.

BEDROOM 1: 13'3 onto chimney breast x 12'9 (4.03m x 3.88m) Parquet flooring, period fireplace surround with part mirrored over mantle, tiled inset and hearth, crittall windows, picture rail.

BEDROOM 2: 10'6 x 7'9 (3.20m x 2.36m) Crittall window overlooking the rear garden, parquet flooring, wall mounted Britony 2 wall mounted heater.

BATHROOM: Roll top bath with claw ball feet, hand shower apparatus, pedestal wash basin, half tiling to walls, crittall windows, parquet flooring.

SEPARATE WC: High-level cistern, crittall window.

SITTING ROOM: 15'3 x 15' (4.64m x 4.57m) Period fireplace surround with part mirrored over mantle, parquet flooring, picture rail, crittall windows, electric wall heater.

KITCHEN: 15' x 8'3 (4.57m x 2.51m) Stainless steel sink unit with cupboard under, work surface with space for washing machine, space for gas cooker, space for fridge and freezer, cupboard, larder cupboard, door to:

REAR GARDEN: Fenced, west facing.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

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