

20 Cornwall Court  
Wilbury Avenue  
Hove  
BN3 6GJ

FOR  
SALE



## TWO BEDROOM PURPOSE BUILT FLAT ACCESSIBLE HOVE MAINLINE RAILWAY STATION

**£265,000 LEASEHOLD**

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Residential Sales & Lettings

Cornwall Court is a low-rise modern development of some 24 purpose built flats arranged over four floors occupying a popular location between The Drive and Wilbury Villas in Hove, being readily accessible to the mainline railway station, Hove City centre with its varied range of shops, restaurants and café bars in Church Road, Blatchington Road and George Street, local schools and bus services to Brighton City centre.

No 20 is arranged on the third floor (top) and approached via a communal entrance hall with door entry phone and a communal staircase.

The accommodation comprises 2 bedrooms, bathroom, lounge, modern fitted kitchen with an integrated fridge and freezer. The flat has uPVC double-glazed windows, electric heating, is well presented and has a storage cupboard located on the lower ground floor. Arranged more particularly as follows:

### THIRD FLOOR

Approached by a communal stairway.

#### ENTRANCE HALL:

Laminate floor, wall mounted night storage heater, cloaks cupboard with storage cupboard above, door entry phone.

#### SITTING ROOM:



15'3 x 12'3 (4.64m x 3.73m) uPVC double-glazed windows that overlook Wilbury Avenue, wall mounted night storage heater plus an additional electric heater, uPVC double-glazed door to a small balcony with paved floor.

#### BEDROOM 1:



11'9 x 8'9 (3.58m x 2.66m) Wall mounted electric heater, uPVC double-glazed windows, built in recessed wardrobe cupboard with storage cupboards above.

#### BEDROOM 2:



12' x 7'6 (3.65m x 2.28m) uPVC double-glazed window, electric heater, recess with hanging storage space and storage cupboards above.

**BATHROOM:**

Panelled bath, Mira shower over, mosaic tiling to walls, attractive porcelain wash bowl with contemporary mixer tap and storage cupboard below, low-level WC, wall heater, electric towel rail, cupboard housing pre-insulated cylinder tank with immersion heater

**KITCHEN:**

12' x 6' (3.65m x 1.82m) Range of modern high gloss finish wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel 1½ bowl sink unit with mixer tap, inset Stoves infra-red hob with stainless steel oven under, space and plumbing for washing machine, stainless steel canopied extractor hood above, integrated fridge and freezer.

**STORAGE ROOM:**

No 20 on the lower ground floor.

Unallocated parking spaces to the rear of the building.

**OUTGOINGS****LEASE:**

99 Years from 2004.

**MAINTENANCE:**

£301.35 per half year.

**GROUND RENT:**

£65 .00 per half year.

**RESERVE FUND:**

£173.60 per half year.

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

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