



For Sale: £285,000 Share of Freehold  
Livingstone Road, East Sussex, BN3

- Two Double Bedrooms
- Share of Freehold

- Close to Hove Station
- Arranged Over Two Floors

**Arington** 

Arington are delighted to offer for sale this two bedroom maisonette conveniently located within easy reach of Hove train station. Arranged over two floors, in addition to the two double bedrooms the accommodation comprises of living room with south facing bay window, fitted kitchen / diner with space for a table and chairs and fitted bathroom. The property also benefits from under stairs and landing storage, loft and GFCH. Council Tax Band: B. A viewing is highly recommended.

## Ground Floor

A private front entrance door opens to...

### Entrance Hall

Cupboard housing electric and gas meters, space and plumbing for a washing machine, window to the rear. Radiator. Stairs to the first floor. Opaque glass doors to...

### Living Room

South facing bay window. Radiator. TV aerial.

### Kitchen

Fitted with a range of white gloss wall and floor units with wood effect worktops, with inset stainless steel single sink with drainer. Tiled splash backs. Space and electrics for a free standing oven. Ariston boiler. Space for a table and chairs. Window to the rear.

## First Floor

### Landing

Stairs from the ground floor. Window to the rear. Cupboard. Loft hatch. Doors leading to...

### Bathroom

Fitted with white suite comprising of a panelled bath with separate shower over, low level WC and pedestal basin. Part tiled walls and splash backs. Radiator. Opaque window to the front.

### Master Bedroom

South facing bay window. Radiator. TV Aerial.

### Bedroom

Window to the rear. Radiator.



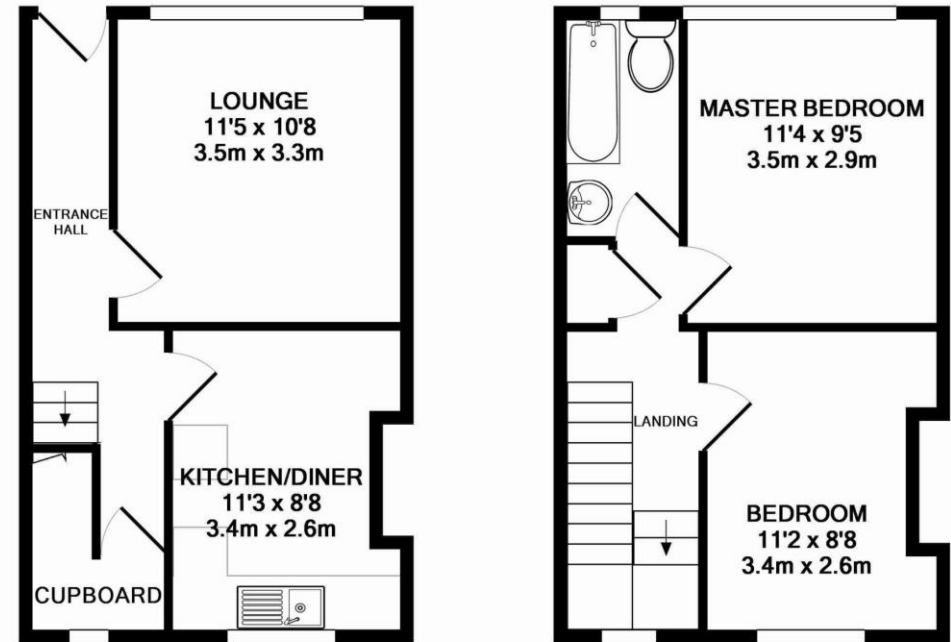
# Room Details

## Ground Floor

Living Room	11'5" x 10'8" (3.48m x 3.25m)
Kitchen / Diner	11'3" x 8'8" max (3.43m x 2.64m max)

## First Floor

Master Bedroom	11'4" x 9'5" (3.45m x 2.87m)
Bedroom	11'2" x 8'8" max (3.40m x 2.64m max)



GROUND FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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