



## 2 Davigdor Mansions 12a Davigdor Road Hove, BN3 1GP Offers Over £500,000

A two double bedroom, two bathroom ground floor purpose-built South facing garden flat, that has a double glazed conservatory, allocated car parking space, share of freehold and no onward chain.

Davigdor Mansions, 12a Davigdor Road, is a two storey, red brick block of just six purpose-built apartments set in a quiet driveway behind Windlesham Mansions, Davigdor Road, Hove and is within easy reach of the sought after Seven Dials area with its array of bars, coffee houses, restaurants and boutique shops other shops. Brighton station is a short walk away providing its Northbound connection with London / The City, as well its East and West bound connections, as is the seaford.

Entering Davigdor Mansions through its well maintained and secure communal entrance hall, Flat 2's front door directly opposite opens into the entrance hall where there is a bathroom / W.C., to one side. Accommodation principally overlooks the South facing rear garden with Bedroom one allowing access out into the conservatory, in addition to having ensuite facilities.

A spacious lounge / dining room has a fitted kitchen with appliances at one end, whilst at the other is a window overlooking the rear garden and a door that leads out to the conservatory. A second double bedroom overlooks the conservatory and South facing garden.

To the front is an area of allocated parking in addition to two visitor spaces, whilst this lovely flat benefits from its South facing rear garden with its paved terrace and lawned garden.

- South Facing Two Double Bedroom Ground Floor Purpose Built Garden Flat
- Open Plan Lounge / Dining / Kitchen with Fitted Appliances
- Bathroom / W.C. & En-Suite / W.C.
- Allocated Off Road Car Parking
- Gas Central Heating
- UPVC Double Glazing & Conservatory
- 104 Year Lease Remaining
- £600 Annual Service Charge
- Share of Freehold
- Council Tax Band C EPC Rating C

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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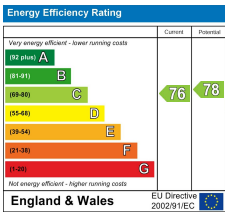
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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