



- A Delightful First Floor Three Bedroom Apartment
- Share Of Freehold
- Potential Loft Development (Subject To Relevant Consents)
- Sought After Location Close To The City Centre

Lawrence Road, Hove, BN3 5QA

Guide Price £450,000 - £475,000

An opportunity to acquire this spacious first floor apartment situated in one of Hove's premier hot spot location's, close to the seafront. There is also great potential here to develop the loft subject to the relevant consents.



Property Description

This is the property you have been waiting for!!! A delightful and rarely available first floor apartment with a share of the freehold. Its an extremely light and spacious property, making it perfect for entertaining guests and has ample space for friends to stay. Its the perfect place for renting a room out or if you need to work from home.

There is a fantastic local community that exists with the shops and amenities nearby on both Portland Road and Richardson Road, which is real rarity these days. Its an ideal area for meeting friends for a quick coffee and a catch up at the ever so popular 'Drury' coffee shop which is within walking distance. The seafront is not to far and Hove city centre with its many bars and restaurants are but a short stroll or short bus ride away. There is also a choice of two railway stations, Aldrington and Hove are both close by, making it ideal for those who need to commute to Gatwick or London.



The property itself is positioned on the upper floor and consists of: Spacious hallway, sitting room, kitchen/breakfast room, three bedrooms, shower room, separate WC. There is also the potential to develop the loft here (subject to relevant consents) to provide you with even more space.

Accommodation

FIRST FLOOR

HALLWAY

SITTING ROOM

15' 1" x 15' 0" (4.6m x 4.57m)

KITCHEN/ BREAKFAST ROOM

14' 11" x 7' 7" (4.55m x 2.31m)

BEDROOM 1

16' 6" x 12' 0" (5.03m x 3.66m)

BEDROOM 2

12' 2" x 2' 6" (3.71m x 0.76m)

BEDROOM 3

7' 7" x 6' 0" (2.31m x 1.83m)

SEPEARTE WC

SHOWER ROOM



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Approximate Gross Internal Area = 85.7 sq m / 922 sq ft

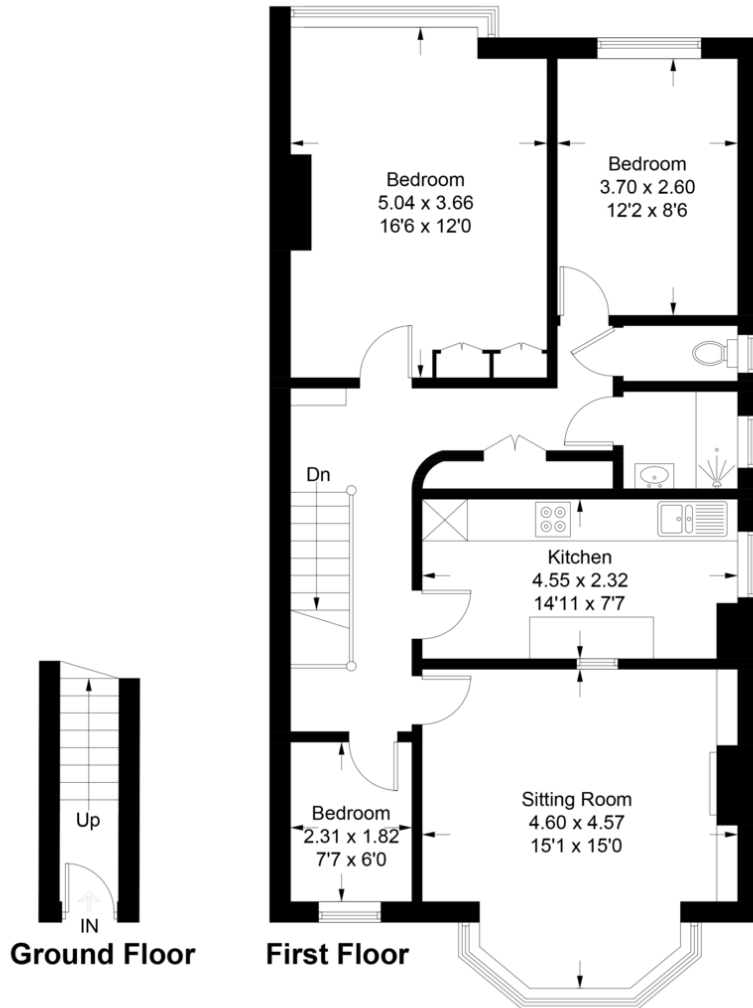


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2023

Picture this...

The sun is shining and you can almost see the pointed roofs of the beach huts. Just a stroll down the road there are people having their morning game of tennis and children playing at the nearby Hove Lagoon. A walk along the beautiful promenade can be the perfect way to spend a lazy Sunday afternoon!

If you prefer to explore inland, why not enjoy a game of football at Wish Park? Only around the corner, there's a playground for your youngest, running space for your dog and a café for refreshments!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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