



Spencer
& Leigh

32a Tisbury Road, Hove, East Sussex, BN3 3BA

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Price £350,000 - Leasehold - Share of Freehold

- Lower ground floor apartment with a private entrance
- Small patio area at the rear
- Share of freehold
- Low outgoings
- Idyllic central Hove location
- No onward chain
- Requires some modernisation
- 25' Living/kitchen/dining area
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This lower ground-floor flat presents an exceptional opportunity to acquire a charming flat with a delightful aspect. This well-proportioned property boasts two inviting bedrooms and a spacious reception room, providing ample space for relaxation and entertaining. With a total area of 741 square feet, the flat offers a comfortable living environment, perfect for individuals or small families.

The property features a share of freehold, ensuring a sense of ownership and stability, while the low outgoings make it an attractive option for those looking to manage their finances effectively. Although some modernisation is required, this presents a wonderful chance for the new owner to personalise the space to their taste and style.

One of the standout features of this flat is its excellent central location in Hove, allowing residents to enjoy the vibrant local community, with an array of shops, cafés, and amenities just a stone's throw away. The property also benefits from a private street entrance, enhancing both privacy and convenience. Additionally, a small patio area provides an outdoor space to unwind and enjoy the fresh air.

With no onward chain, this flat is ready for immediate occupation, making it an ideal choice for those looking to move swiftly. Whether you are a first-time buyer or seeking a rental investment, this property on Tisbury Road is a rare find in a sought-after area. Do not miss the chance to make this charming flat your new home.



Tisbury Road is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Private Street Entrance
Stairs to Lower Ground Floor
Entrance
Entrance Hallway

Kitchen/Dining/Living Room
25'7 x 15'9

Bedroom
12'7 x 10'2

Bedroom
15'8 x 6'8

Bathroom

OUTSIDE

Rear Courtyard

Property Information
119 years remaining on lease (SOF)
Service Charge - £1,000.00 per annum
Zero Ground Rent
Council Tax Band B: £1,818.49 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone N
Broadband: Standard 14 Mbps, Superfast 209 Mbps and 1800 Mbps Ultrafast available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 68.8 sq m / 741.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.