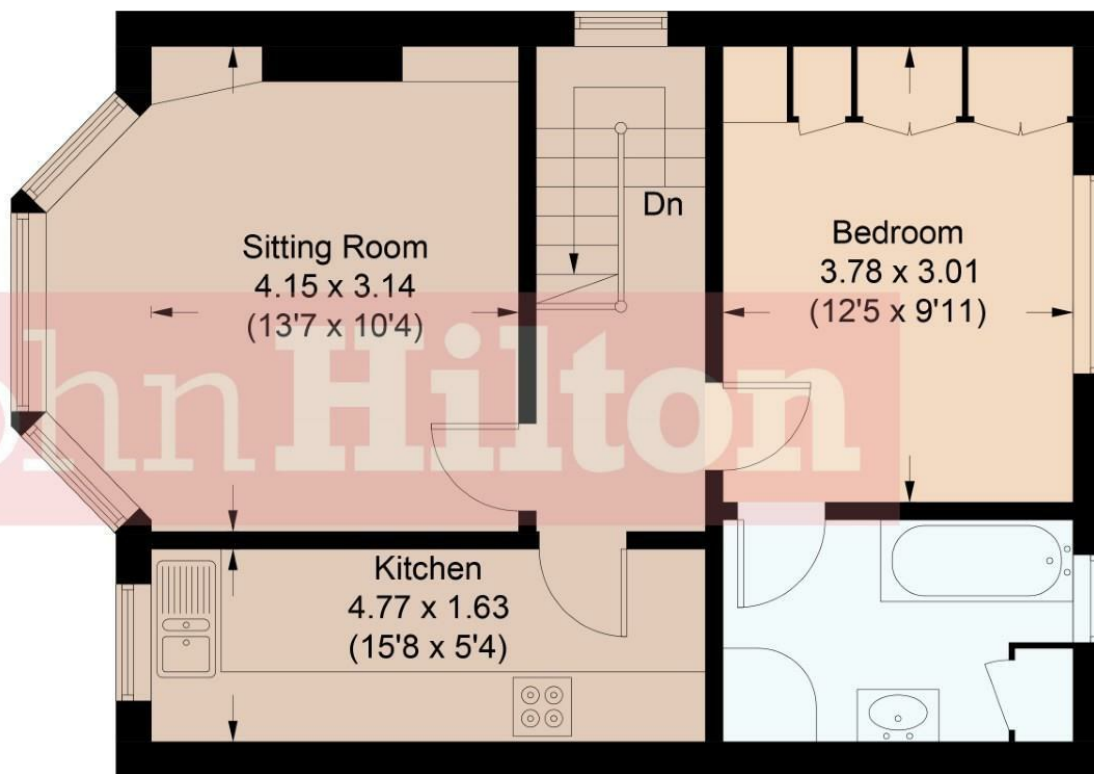
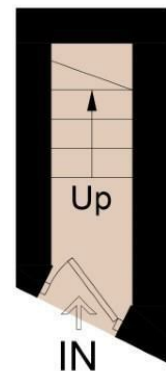


Livingston Road, Brighton, BN3 3WL

Approximate Gross Internal Area = 50.9 sq m / 548 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 548.00 sq ft

First Floor Flat, 50 Livingstone Road, Hove, BN3 3WL

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In The Region Of £250,000
Leasehold



JohnHilton



JohnHilton



JohnHilton



JohnHilton

First Floor Flat, 50 Livingstone Road Hove BN3 3WL

A conveniently positioned, charming one bedroom period conversion which occupies the entire first (top) floor of this imposing bay-fronted Victorian townhouse, just moments away from Hove Railway Station and all the local amenities. Upon entering, you'll be welcomed by a whitewashed, light-filled stairwell which ascends to surprisingly well proportioned and similarly light and airy accommodation which includes a spacious bay-fronted lounge with feature timber panelled chimney breast and sufficiently sized to accommodate a small dining table and four chairs, a generous kitchen with ample work surface, and a comfortable double bedroom with a range of wardrobes which connects to an en-suite bathroom which enjoys tub, shower enclosure and window! The property would particularly suit a first time buyer seeking a lifestyle apartment close to all the action and within easy walking distance of the beautiful Hove Park and Hove's impressive seafront.



JohnHilton

Approach

Steps up to covered entrance with original timber panelled front door with window over, opening into communal hallway with ornate coved ceiling. Front door opens onto internal stairs to first floor.

Entrance/Landing

Internal stairs ascend from communal entrance, half mezzanine landing with single glazed timber framed window to side and radiator.

Living Room

4.15m x 3.14m (13'7" x 10'3")
Double glazed bay window to front, radiator under, feature fireplace, painted brick wall with timber panelling for TV recess.

Kitchen

4.77m x 1.63m (15'7" x 5'4")
Double glazed timber framed window to front, fitted kitchen comprising wall and base units with work surface extending to include four-ring gas hob, chimney-style extractor over, electric oven under, part metro tiled surround, sink with drainer and mixer tap, low-level cupboard housing electric consumer unit and meter, space and plumbing for washing machine and fridge-freezer. Hatch offering access into loft space (sole use but jointly owned with other flats in the building), vinyl floor and radiator.

Bedroom

3.78m x 3.01m (12'4" x 9'10")
Double glazed window to rear, fitted wardrobes with hanging and drawers, radiator.

Bathroom

Obscure double glazed window to rear, panel-enclosed bath with Victorian-style mixer taps and hand-held shower attachment, contemporary style wash hand basin with mixer tap set onto storage cupboard, fully tiled corner shower enclosure with thermostat shower and rainfall shower head, low-level WC, built-in cupboard housing refitted 'Vaillant' combi boiler, vinyl floor and radiator.



JohnHilton



JohnHilton

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	

Council Tax Band: **A**

- Ideal First Time or Investor Buy
- Moments From Hove Station
- Period Conversion
- One Bedroom
- Occupies Entire Top Floor
- Well Proportioned Accommodation
- Lounge/Dining Room
- Good Decorative Order
- Convenient for Local Amenities
- Easy Walking Distance to Seafront