



Total Area Approx 474.72 sq ft

Flat 5 Stoneham Lofts, 1B, Shelley Road, Hove, BN3 5FQ

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 £290,000**  
**Leasehold**

## Flat 5 Stoneham Lofts, 1B Shelley Road Hove, BN3 5FQ

John Hilton's are delighted to be able to offer this well-presented and surprisingly spacious first floor purpose-built flat which forms part of a modern urban development. Internally the property offers a spacious double bedroom with built-in wardrobes, a well-fitted bathroom, a fully fitted kitchen with integral appliances and a generous open-plan living space which combines lounge and dining area with French doors that open to a Juliette balcony. The property is perfectly positioned within the Stoneham Park area which has skyrocketed in popularity amongst first time buyers with the attraction of an established café culture, excellent gastro pubs and independent restaurants. The property qualifies for an on-street parking permit - available from Brighton and Hove City Council - there is a regular bus service on the doorstep and Hove Station is within easy walking distance.

### Approach

Communal timber gate with secure video entry system opening into communal compound for secure communal bicycle storage. Communal front door opening into communal hallway with stairs ascending to first floor landing and flat front door opening into:

### Entrance Hall

High-level fuse box, inset downlights, radiator and hardwood flooring extending through to:

### Living/Dining & Kitchen Area

4.98m x 4.53m (16'4" x 14'10")

Double glazed French doors opening to Juliette balcony, further double glazed window with fitted roller blind, hardwood flooring, inset downlights and two radiators. Kitchen area comprising a range of matching wall and base units with light grey high gloss fronts including wall-mounted cupboard housing combi boiler, integrated washing machine, integrated slimline dishwasher, integrated tall standing fridge freezer and drawers. Quartz work surfaces extend to include a stainless steel under-mounted sink with mixer tap and part-metro tiled splashback, and four-ring gas hob with electric oven under and extractor over.

### Bedroom

3.06m x 4.64m (10'0" x 15'2")

Double glazed window to rear with fitted roller blind, radiator, inset downlights, range of built-in wardrobes offering hanging space and some shelving.

### Bathroom

Tile-enclosed bath with thermostat shower over, rainfall shower head and hand-held shower attachment on riser. Low-level WC, wash hand basin set into wall-mounted cupboard, fully tiled surround and flooring, chrome-style heated towel rail, shaver socket, wall-mounted mirror with shelf under, inset downlights and extractor fan.

- First Floor Purpose-Built Flat
- Double Bedroom with Built-In Wardrobes
- Open-Plan Living Space
- French Doors to Juliette Balcony
- Fully Integrated Kitchen with Dishwasher
- Well-Fitted Bathroom with Tub
- Communal Secure Bicycle Store
- Video Entry System
- Solid Wood Flooring
- Excellent Local Amenities

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 78                      | 78        |
| (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: **B**

