



Flat 4, 16 Melville Road

Hove, BN3 1TH

Guide Price **£250,000**

Guide price £250,000 - £260,000 A well-presented, first floor, one bedroom flat in the heart of the popular Seven Dials district of Hove within an easy walk of Brighton mainline station.

Melville Road lies adjacent to Dyke Road with the Seven Dials being situated at the top of the road where an array of shops, cafes and restaurants and other amenities can be found. Commuters can find Brighton mainline station a few minutes' walk away in Queens Road that provide north-bound links to London/The City, with the seafront and promenade both being easily accessible. Good schools catering for all age groups are well represented within the local area.

Through the well maintained communal hallway the front door opens into a small entrance hall from where all the rooms lead. To the front is the bedroom with double glazed windows and plantation shutters. The modern internal shower room/WC is next door and the bright living room to the rear has a window overlooking the rear with steps leading down to the kitchen, which is fully equipped with space and plumbing for a washing machine and has a window to the rear.

In summary this neutrally decorated apartment is ready to move in to and makes an ideal first-time or investment purchase.

Viewing

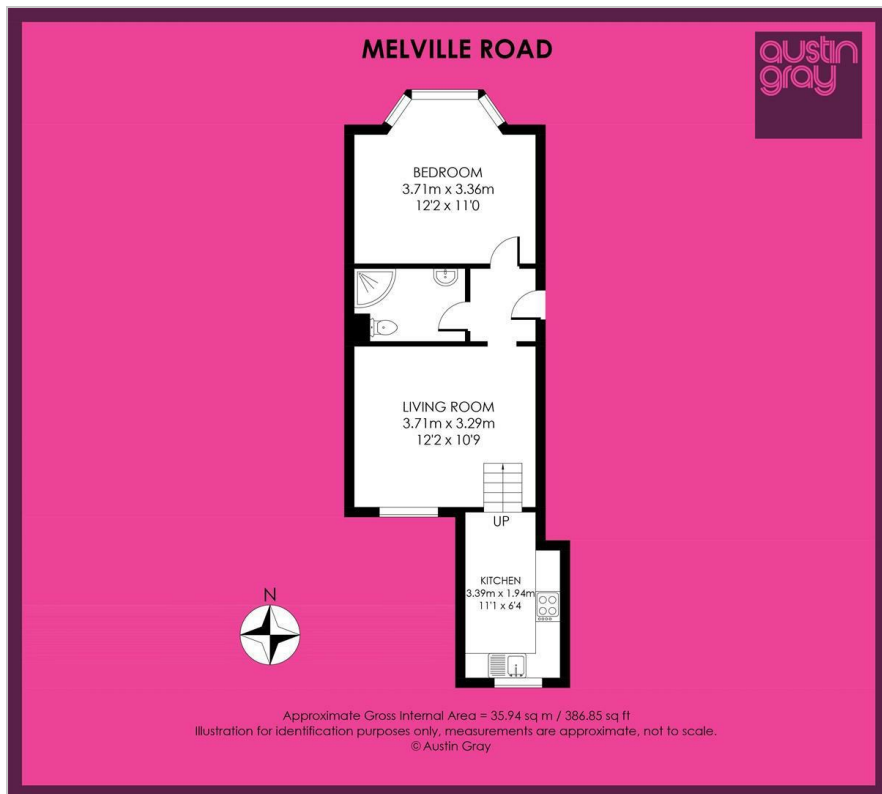
Please contact our Austin Gray Residential Office on 01273 232232

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

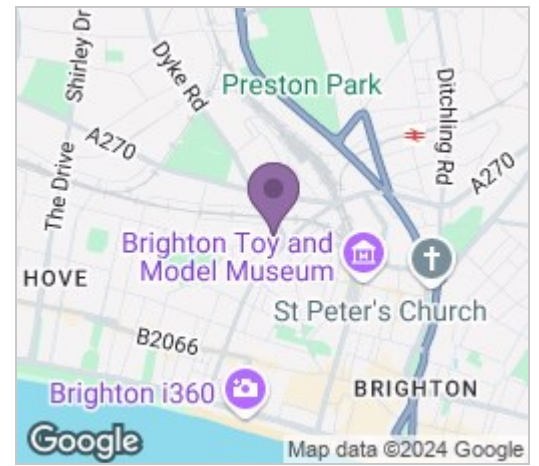
- Council tax band A
- Share of the freehold
- Maintenance charge £2,238.00 pa
- 999 year lease (from 25/12/1985) to be granted on completion



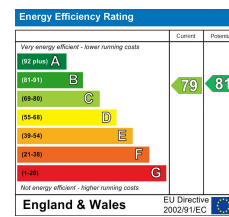
Floor Plan



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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