



## Salisbury Road Hove

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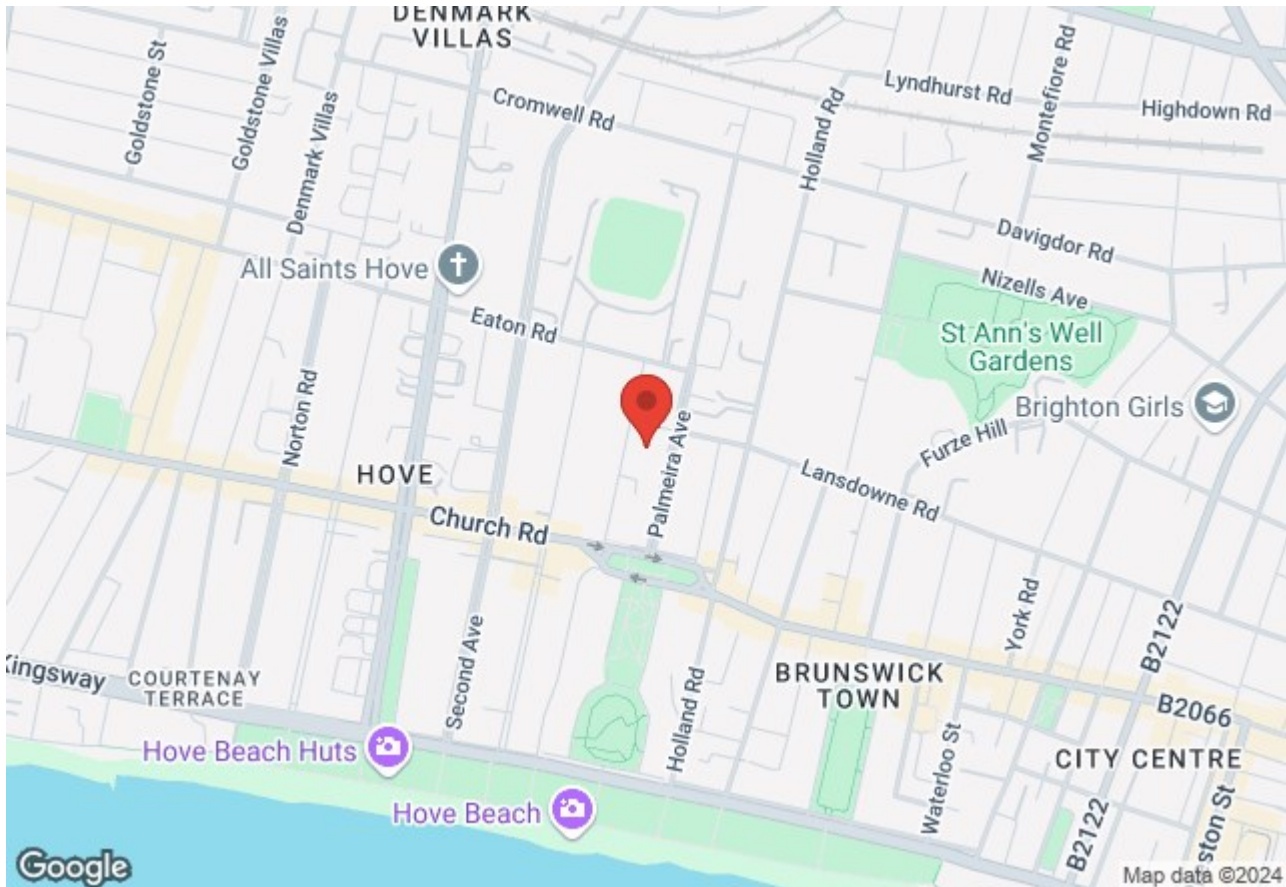
EST. 1990

Salisbury Road, Hove is a charming, central location perfect for those seeking a secure and convenient lock-up garage. This brick-built garage, situated in a garage compound, has a new up and over door, ensuring easy access for your vehicle or storage.

With the added benefit of being share of freehold, this property offers peace of mind and long-term security with over nine hundred years remaining on the lease. Whether you're looking for a place to keep your car, motorbike, or simply need extra storage space, this garage provides the ideal solution.

Located in a sought-after area, this property is a rare find that combines practicality with a great investment opportunity.





### Location

The garage is within a conservation area and is situated to the rear of Hatfield Court, residential apartments in Salisbury Road and is accessed via a driveway which leads to the compound at the rear of the building. There is also access via steps leading down from Lansdowne Road.

### Garage Lock Up

Brick built construction with felt roof and recently fitted up and over door, measuring:

- Door opening width post to post: 6'09 feet / 2.05 metres (height of opening 5'09 feet)
- Full internal height: 6'10 feet / 2.08 metres
- Internal Width: 7 feet, 8 inches (wall to wall), 2.33 metres
- Depth: 15 feet / 4.57 metres

### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

### Additional Information

Tenure: Share of Freehold, 956 years remaining.

Service Charge: Annual service charge £104.61, including ground rent.

Managing Agent: Ellmans

Parking Zone: N

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