

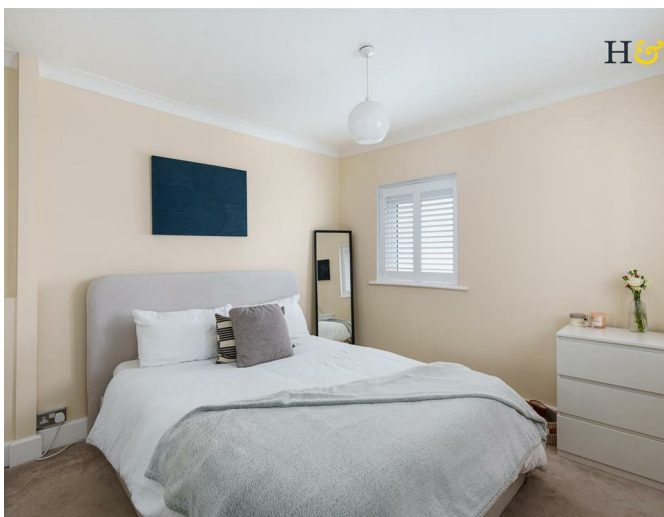


Sackville Road
Hove

HEALY
& NEWSOM

EST. 1990





Sackville Road, Hove, BN3 3HB

Offers in excess of £300,000

This flat is a rare find in a sought-after location, combining modern amenities with the charm of a Victorian building. Whether you are looking for a new home or a sound investment, this property is not to be missed. Boasting high ceilings and an abundance of natural light, this home has a warm and inviting atmosphere throughout.

Situated in close proximity to Hove station, this flat offers excellent transport links, making it easy to explore the vibrant local area and beyond. Additionally, the property comes with a new lease upon completion and is offered with no onward chain.

The split level flat enjoys a contemporary and neutral interior throughout, and is 'move in' ready. The property features a well-designed open-plan living area, flooded with natural light and complete with a lovely tall bay window that enhances. Laid to engineered oak flooring, the living area flows seamlessly into a stylish high gloss kitchen, equipped with integrated appliances, making it ideal for both cooking and entertaining. There are pleasant views over the treelined street from the living room/kitchen with ample space for a dining table and chairs, and a sleek feature fire place adds a focal point for this wonderful space.

There is a modern shower room and second bedroom on one level with the principal dual aspect double bedroom accessed via steps, enjoying a westerly aspect and providing a serene space for relaxation.

Location

The property is an exceptionally convenient location and is less than half a mile away from Hove mainline station with two fast links to London each hour; the city centre of Brighton is easily accessible by bus with approximately

one bus leaving the area every three minutes. Hove Museum and Art Gallery is close by in New Church Road and less than half a mile to the South is Hove promenade and sea front.

Church Road, Hove's main thoroughfare and Hove shopping district located in and around George Street and Church Road Blatchington Road is also less than a mile in distance, where there is an array of independent and high street chain establishments, local bar's, eateries and restaurants. Hove Park (40 acres) is under half a mile away and Hove Cricket Ground is just 0.6 miles in distance.

Additional Information

EPC rating: C

Internal measurement: 57 Square metres / 614 Square feet

Tenure: Leasehold - New Lease upon completion

Heating: Gas central heating with new boiler

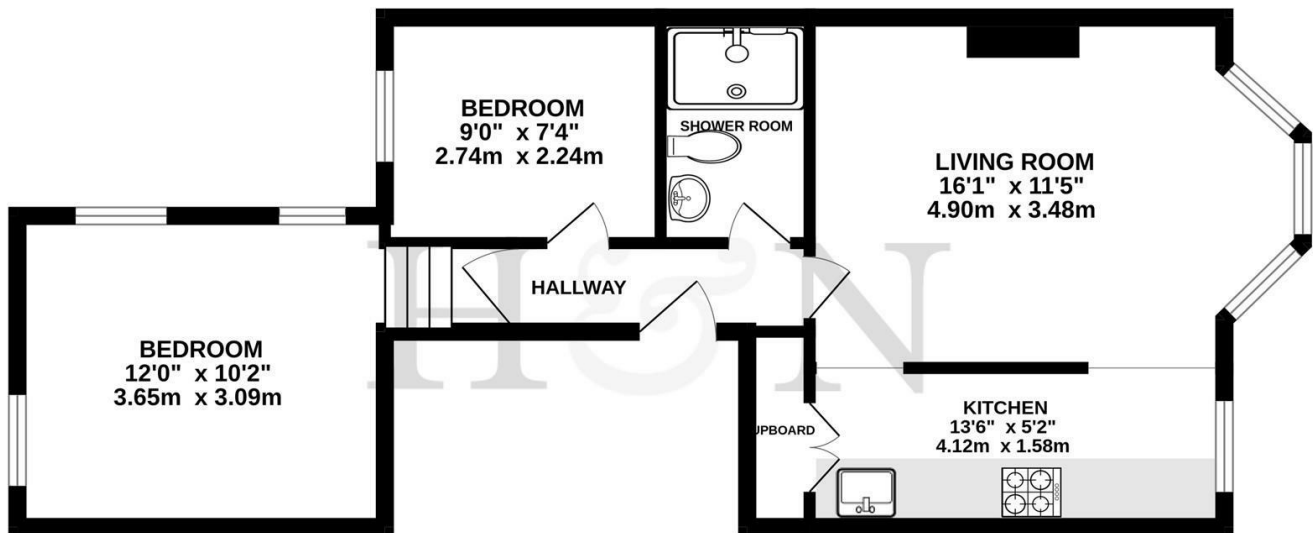
Maintenance charges: Approx. £911 half yearly

Ground rent: £60 per annum

Council tax band: B

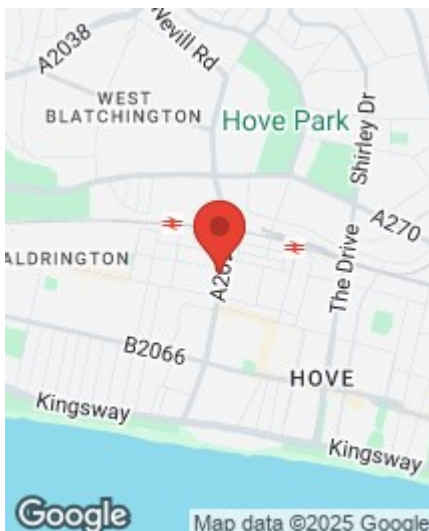
Parking zone: R

FIRST FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 a 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.

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