



Farm Road  
Hove

HEALY  
& NEWSOM

EST. 1990







# Farm Road, Hove, BN3 1FB

£220,000

A well proportioned first-floor flat, presenting an excellent opportunity for both first-time buyers and investors. The property boasts a spacious and light, dual aspect living room, which seamlessly connects to an adjacent kitchen, creating an inviting space for relaxation and entertaining.

This home features a great size double bedroom, providing a comfortable retreat, while the entrance hall is thoughtfully designed to accommodate storage units, ensuring that the space remains tidy and organised. The bathroom is partially tiled and includes a shower over the bath, offering convenience.

One of the standout features of this property is its exceptional location, situated less than half a mile from the picturesque Hove seafront. This prime position allows for easy access to the beach, local amenities, and vibrant community life that Hove is renowned for.

The flat is fully double glazed and benefits from gas central heating, ensuring warmth and comfort throughout the year. Additionally, it is offered with no onward chain and includes a share of the freehold interest, making it an attractive proposition for prospective buyers.

In summary, this delightful flat on Farm Road combines modern living with a superb location, making it a must-see for anyone looking to enjoy the best of Hove.

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## Location

Farm Road is within Brunswick Town conservation area, with this property set back from the road in a quiet courtyard. The property is situated in a convenient location with easy access to Hove promenade and beach (approximately 0.3 miles in distance). Along the promenade there is the King Alfred Leisure Centre, i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Church Road with its main shopping thoroughfare, the convenient location also offers excellent road links and bus routes as well as a vast array of amenities in Brighton and Hove. Hove mainline train station is approximately one mile in distance, providing direct access to London Victoria and surrounding areas for those who need to commute.

## Additional Information (as advised by our client)

EPC Rating: C

Internal measurements: 434 Square feet / 40.3 Square metres

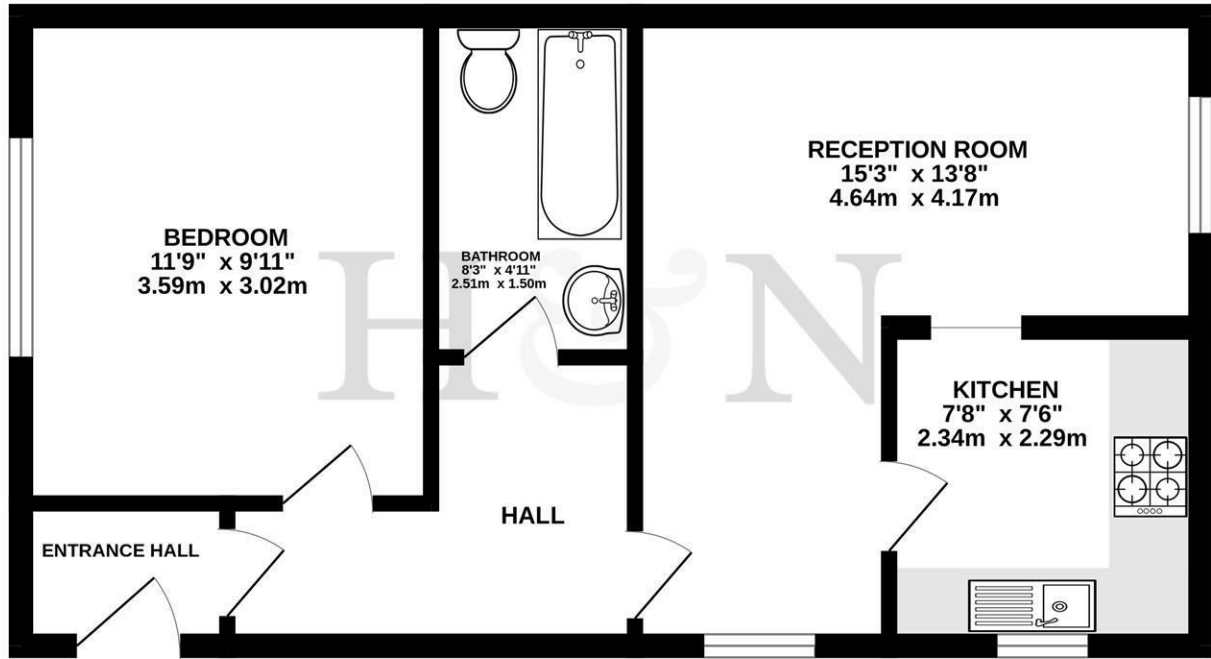
Tenure: Share of Freehold - 113 Lease remaining

Maintenance charges: Ad hoc basis, self managed

Council tax band: A

Parking Zone: M

## FIRST FLOOR



TOTAL FLOOR AREA: 434 sq.ft. (40.3 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 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.

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