



Farm Road
Hove

HEALY
& NEWSOM

EST. 1990





Farm Road, Hove, BN3 1FB

£230,000

Located in the Brunswick Town conservation area, this delightful first-floor flat on Farm Road offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a well-presented reception room that is bathed in natural light, thanks to its bay window. This inviting living space not only provides ample room for relaxation but also includes a dining area, making it ideal for entertaining guests.

The flat comprises of one generously sized bedroom and a modern bathroom, ensuring that all your essential needs are met. The fitted kitchen is a practical space, equipped with an integrated oven and gas hob, along with provisions for a washing machine and fridge freezer, allowing for effortless meal preparation.

This property is fully double glazed and benefits from gas central heating, ensuring warmth and comfort throughout the year. Additionally, it is sold with a share of the freehold, the very well managed building makes it an attractive option for both home buyers and investors alike.

With no onward chain, this flat is ready for you to move in and make it your own. Whether you are looking for a peaceful retreat or a vibrant base in Hove, this apartment offers a wonderful opportunity to enjoy all that this sought-after area has to offer. Don't miss your chance to view this exceptional property.

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 swimming pool, i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Western 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

EPC Rating: C

Internal measurements: 499 Square feet / 46.4 Square metres

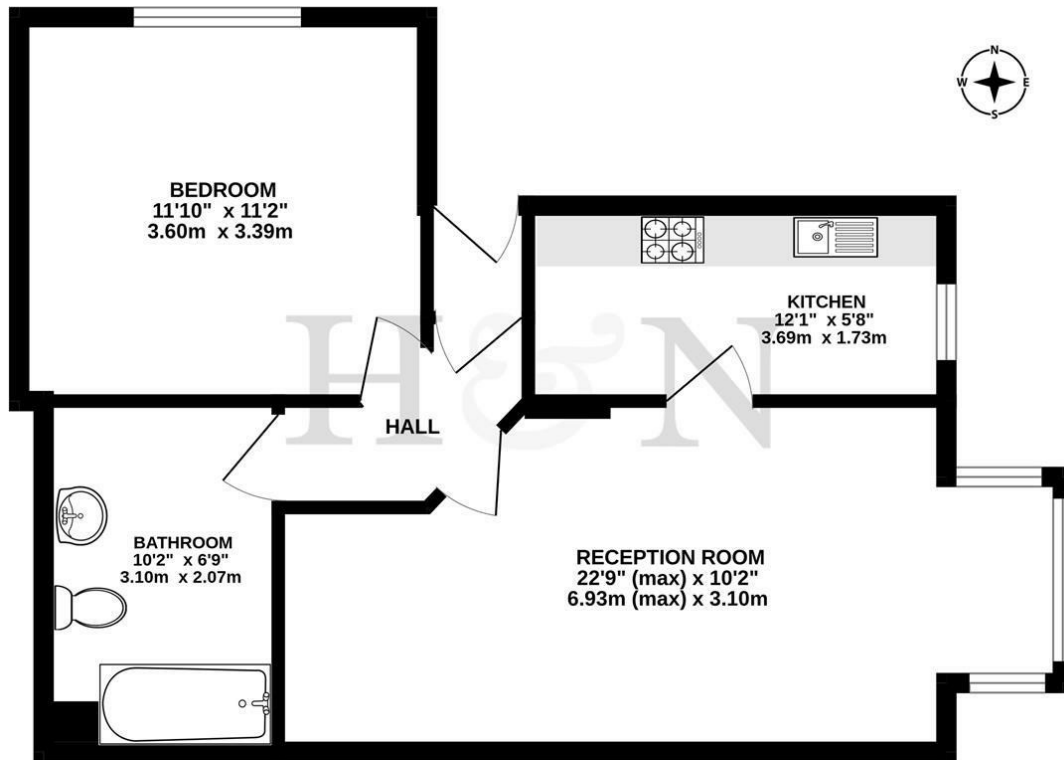
Tenure: Share of Freehold - 113 Lease remaining

Maintenance charges: Ad hoc basis, self managed

Council tax band: A

Parking Zone: M

FIRST FLOOR



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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