



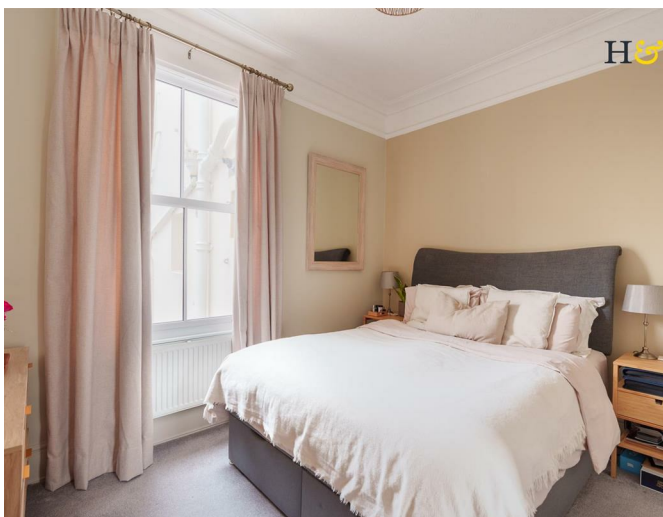
Sackville Road  
Hove

HEALY  
& NEWSOM

EST. 1990







# Sackville Road, Hove, BN3 3WE

Guide price £375,000 to £400,000

A charming upper ground floor garden flat which offers a delightful blend of modern living and period features, located in a vibrant area of Hove, with two spacious double bedrooms and sunny rear garden, this property is perfect for those seeking comfort and convenience. With easy access to Hove seafront, local shops, and the train station, this flat is ideally situated for those who appreciate both leisure and convenience.

As you enter, you are greeted by a beautiful open plan living room, which boasts a stunning bay window with fitted shutters. Natural light floods the space and there are beautiful original floor boards that have been restored and varnished. The high ceilings, adorned with original cornice, add a touch of elegance, while the period fire surround serves as a lovely focal point. A fitted kitchen, conveniently located to one side, is equipped with modern appliances, including an integrated dishwasher, oven, and induction hob.

Throughout the flat, bespoke fitted carpentry enhances the living experience, featuring a range of fitted wardrobes, shelving, cupboards and a utility cupboard with provision for a washing machine, ensuring there is always ample storage space. The windows to the rear of the property are all double glazed in addition to the doors providing access to the back garden. The first double bedroom benefits from a double glazed sash style window, offering lovely views over the rear garden and maintaining the airy feel of the home. The second double bedroom has excellent bespoke fitted storage to one side and lots of light with a door providing access to the rear garden.

The modern bathroom is designed with contemporary finishes, featuring a mixer shower over the bath, while the separate W.C. has also been refurbished to a high standard.

One of the standout features of this property is the rear garden, which enjoys sunshine throughout the year. It is designed for low maintenance, allowing you to relax and enjoy the outdoors without the hassle of extensive upkeep. Double gates provide convenient access to Goldstone Road, enhancing the practicality of this lovely home.

## 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 one leaving the area approximately every three minutes. There is an extensive selection of café's, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road as well as a more comprehensive range of shopping facilities in Brighton city centre. Hove Park (40 acres) is under half a mile away and Hove Cricket Ground is just 0.6 miles in distance.

Hove seafront is at the bottom of this road, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

## Additional Information

(Outgoings and information as advised by our clients)

EPC rating: D

Internal measurement: 53.5 Square metres / 575 Square feet

Tenure: Leasehold - Lease to be extended upon completion to 176 years

Maintenance charges: £2,370 per year, (includes reserve fund)

Ground rent: Currently £200 per year, nil when the Lease is extended

Council tax band: B

Parking zone: N



# SACKVILLE ROAD

Hove

Approximate Gross Internal Area

53.5 sq m / 575 sq ft

Including Limited Use Area Of

1.1 sq m / 11 sq ft

**Ground Floor**  
53.5 sq m / 575 sq ft



H&N

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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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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