

Volk Row

Hove, BN3 1TH

Guide price £900,000

This fantastic house was originally built by the developer of this small development of homes and has been fitted with a long list of personal upgrades, some of which include: smart lighting; smart heating; electric velux; plantation shutters; mature garden planting; Lusso Stone free standing bath and extra deep carpets.

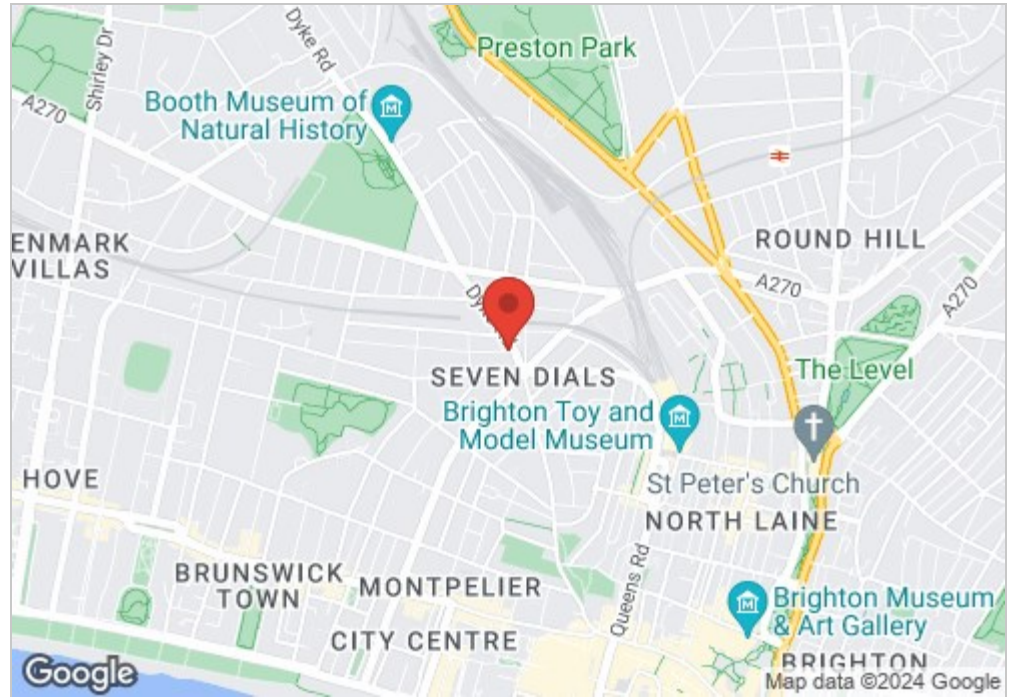
Built just over two and a half years ago, this beautiful town house has been finished to a high standard and offers fantastic living accommodation whilst being very central and close to the Seven Dials.

Just over 1250sqft and spanning over three floors. A lovely bay fronted living room at the front with a hand painted Ashley Ann fitted kitchen / dining room at the rear leading out on a private rear garden. The ground floor has a beautiful walnut parquet flooring throughout and carpets upstairs.

On the first floor there are two large bedrooms and a family bathroom and on the top floor the master suite with built in wardrobes and en suite.

This property comes with the remainder of ICW 10 year warranty (7 and half left).

Melville Road lies adjacent to Dyke Road with the Seven Dials being situated at the top of the road where an array of shops, cafes and restaurants and other amenities can be found. Commuters can find Brighton mainline station a few minutes walk away in Queens Road that provide north-bound links to London/The City, with the seafront and promenade both being easily accessible. Good schools catering for all age groups are well represented within the local area.



- Guide £900,000 - £950,000
- Open Plan Kitchen Dining Area
- 3 Bedrooms
- Hand Painted Ashley Ann Kitchen
- Walnut Parquet Flooring
- Garden
- Seven Dials
- 2 Bathrooms
- Intelligent Lighting and Heating
- Remainder of 10 year warranty

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VOLK ROW

Approximate Gross Internal Area = 116.84 sq m / 1257.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

