

# Sackville Road

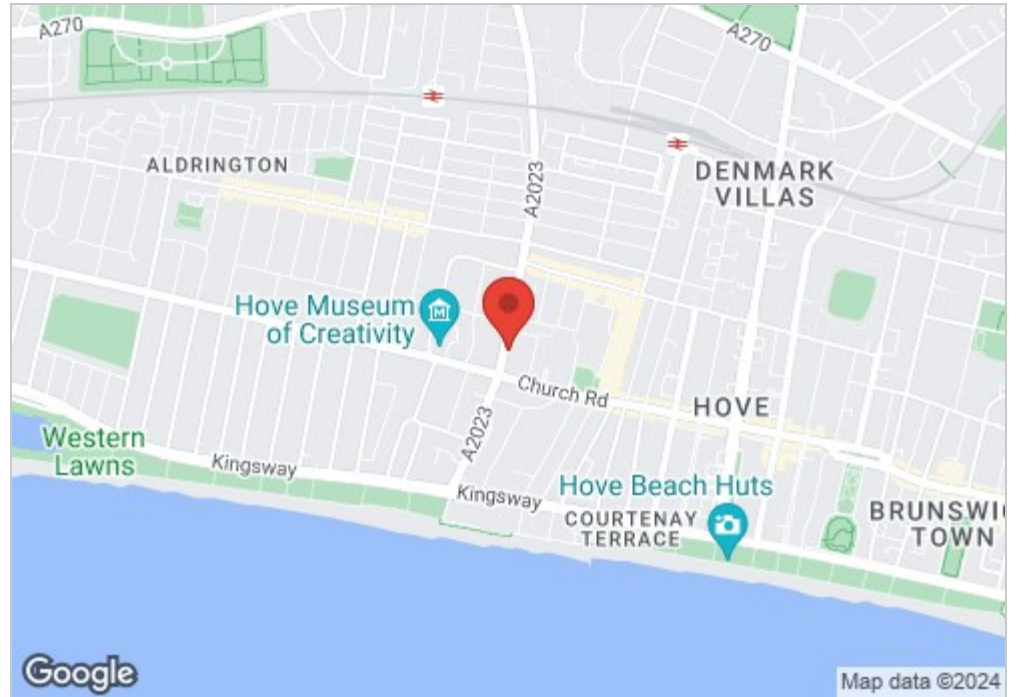
Hove, BN3 3WA

**Guide price £1,250,000**

Rare opportunity to acquire a whole house in central Hove. Spacious and flexible accommodation spanning four floors, with the potential to use as a home and income, with separation between the main house and the lower ground floor. The property sits in an enviable location a stone's throw from the seafront and Church Road.

The main house is made up of Living Room, Dining Room, Kitchen/Breakfast Room and WC on the ground floor, on the first floor are three well-sized bedrooms and a stunningly refurbished family bathroom, fully tiled with Italian marble and a separate shower cubical and freestanding bath. On the top floor are three more bedrooms and an additional spacious bathroom with a separate bath and shower. The property further benefits from a larger than normal rear garden, perfect for any family.

Partially separated from the main property is a lower ground floor annex made up of a good-sized Kitchen/Diner, Living Room that could be used as a bedroom and large double bedroom.



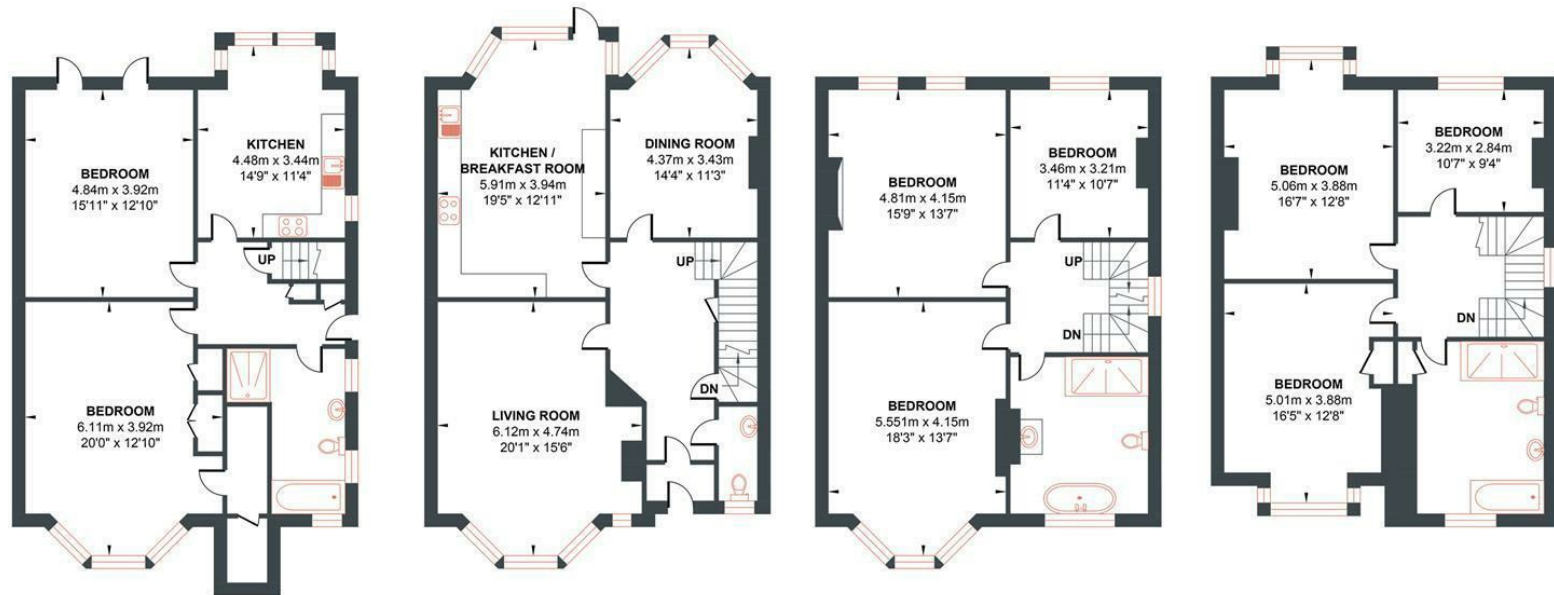
- Freehold House
- Separate Basement 1 Bedroom Flat
- Versatile Living
- 2 Reception Rooms
- Period Features
- 6 Bedrooms
- Rental Income
- Large Garden
- Fantastic Location
- **GUIDE PRICE**  
£1,250,000 - £1,400,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>48</b>	
EU Directive 2002/91/EC		
England & Wales		

## SACKVILLE ROAD

Approximate Gross Internal Area = 306.30 sq m / 3296.98 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



LOWER GROUND FLOOR  
Approximate Floor Area  
833.88 sq ft  
(77.47 sq m)

GROUND FLOOR  
Approximate Floor Area  
872.19 sq ft  
(81.03 sq m)

FIRST FLOOR  
Approximate Floor Area  
813.85 sq ft  
(75.61 sq m)

SECOND FLOOR  
Approximate Floor Area  
777.04 sq ft  
(72.19 sq m)

