



Hove, BN3 6FN

**Guide price £500,000**

Guide Price £500,000 to £550,000...Nestled on the first and second floors of a charming semi-detached Edwardian home, this generously proportioned and beautifully presented 3 double bedroom maisonette offers a private entrance and spans over 1,138 square feet. The property features off-street parking for one car.

Upon entering through your private entrance, stairs lead to a spacious landing on the first floor. Double doors open into the bright lounge/dining room, which boasts a working log burner, high ceilings, and a bay window that floods the room with natural light. The kitchen has been tastefully updated with modern fitted units and integrated appliances, and it features double French doors to allow fresh air to flow through. This floor also includes a good-sized family bathroom and a second bedroom with views over the surrounding gardens.

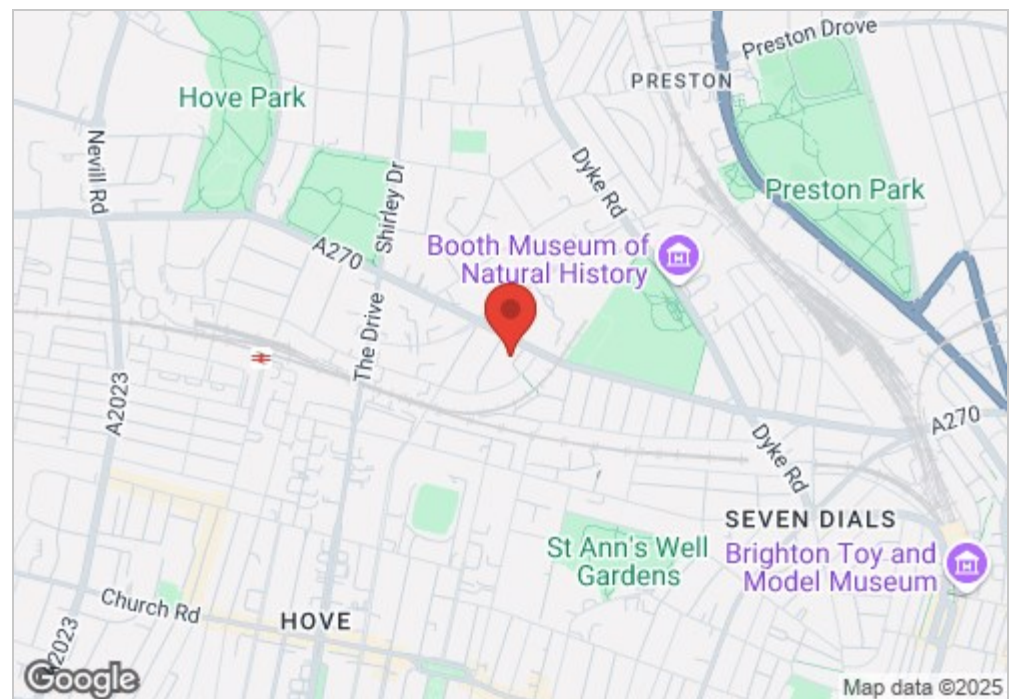
Ascending to the second floor, you'll find the principal dual-aspect bedroom, which benefits from a Velux window at the front and a picture window at the rear, offering delightful rooftop and garden views. This spacious room is large enough to accommodate an en-suite. Bedroom three is also a good-sized double room, providing far-reaching views towards the sea. The landing on this floor includes a large storage area with potential for conversion into an additional shower room if desired.

The front of the property features a private driveway, offering off-street parking for one car.


This home is ideal for those seeking spacious accommodation within easy reach of all that Brighton & Hove has to offer.

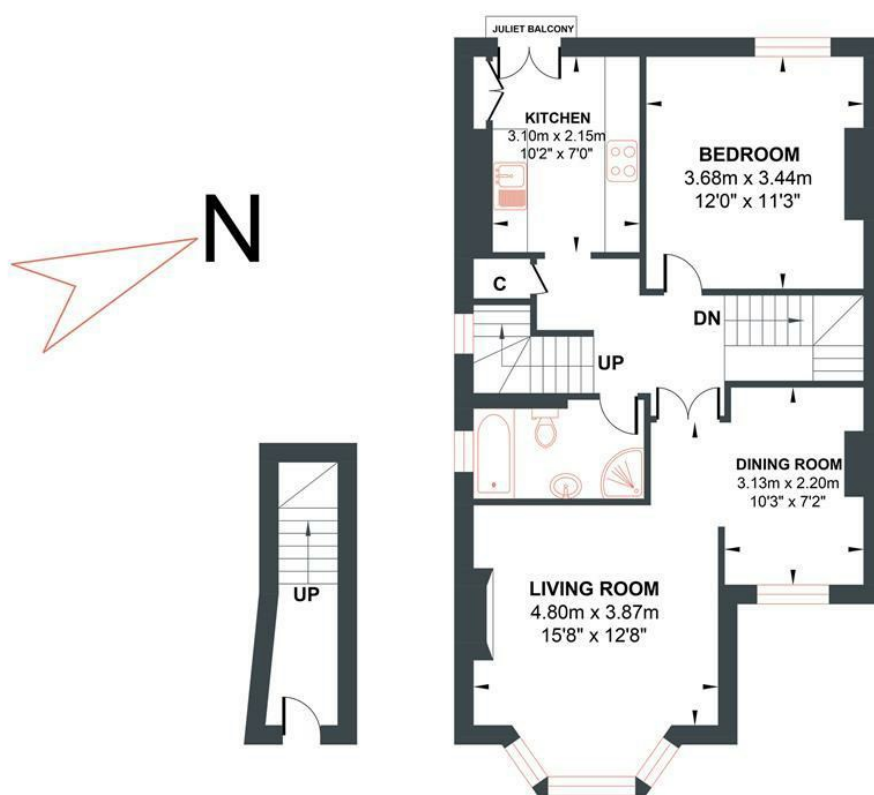
Location:

Ideally situated in the popular Burton Villas of Hove, the maisonette is just over half a mile from the station. It is positioned between the vibrant café culture of Hove and the trendy Seven Dials district of Brighton, offering the best of both worlds. Hove Park and Hove Recreation Ground are within walking distance, and the seafront is less than a mile away.



- Share Of Freehold
- Arranged Over Two Floors
- Through Lounge & Dining Room
- Modern Family Bathroom
- Lots Of Storage
- Private Street Entrance
- Off Street Parking
- Modern Fitted Separate Kitchen
- Potential For Further Bathrooms
- Short Walk To Park & Mainline Train Stations

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

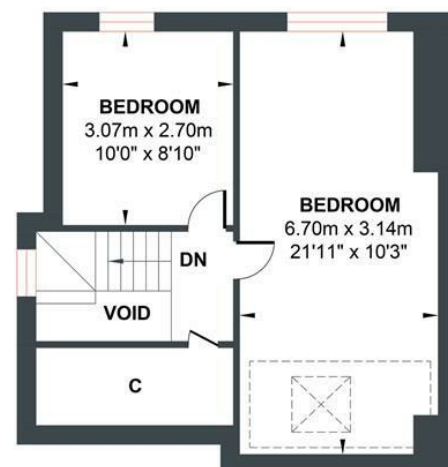


## GROUND FLOOR

**Approximate Floor Area**  
44.56 sq ft  
(4.14 sq m)

FIRST FLOOR

**Approximate Floor Area**  
665.42 sq ft  
(61.82 sq m)



## SECOND FLOOR

**Approximate Floor Area**  
428.40 sq ft  
(39.80 sq m)



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All measurements are approximate

