

School Road

Hove

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

GUIDE PRICE £425,000-£450,000

A stunning first floor contemporary apartment together with a south facing balcony situated in a central and sought after location. The Pinnacle is a modern purpose built block located close to many amenities including Hove mainline station, Hove seafront, local schools and the many shops, cafes and pubs on Portland Road and Church Road.

The flat itself is beautifully presented and features a good size living room with space for dining table, modern open plan kitchen with integrated appliances and high gloss units, fully tiled bathroom and two generous double bedrooms, one with it's own en suite shower room.

The property boasts neutral décor throughout, ample storage and worthy of particular mention is the unrivalled benefit of allocated parking and the fantastic size balcony accessed via large bi fold doors, which takes full advantage of the favoured southerly aspect.

**School Road
Hove**



2

BEDROOM

1

RECEPTION

2

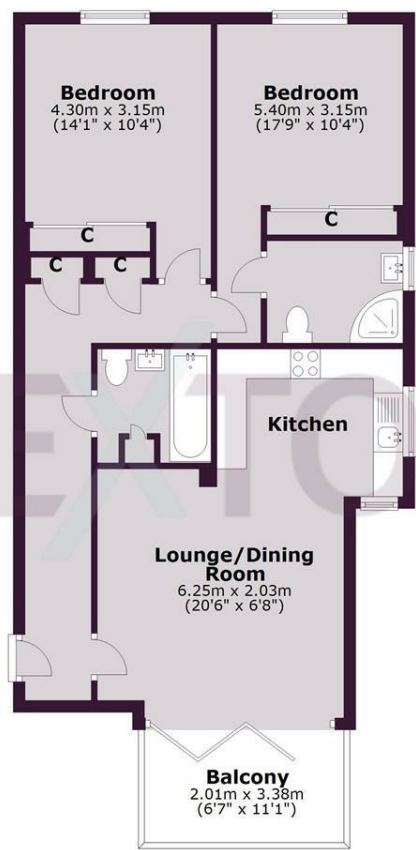
BATHROOM





SCAN HERE TO OFFER ON THIS PROPERTY

First Floor



Total area: approx. 70.6 sq. metres (760.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. Created for exclusive use for Lextons. All rights reserved. Plan produced using PlanUp.

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	