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49 Norton Road Hove BN3 3BF

Weatherills are very pleased to present this fantastic BRIGHT AND WELL LAID OUT PATIO FLAT with benefits including its own street entrance, open plan living and a patio area occupying part of the lower ground floor of a beautiful red brick semi-detached period property, located close to Hove County Cricket Ground and commuter links at Hove Station.



Asking Price £285,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The flat is approached by its own front door which opens into a RECEPTION HALLWAY with built in storage and a BUILT IN DESK AREA. There is a good sized double bedroom, a beautiful bathroom, a large open plan kitchen and living space with adjacent dining area located in the bay window.

In terms of outside space, there is a front facing patio accessed via the dining area providing the flat with some very useful and valuable outside space. The flat is in STUNNING DECORATIVE ORDER THROUGHOUT has gas central heating, great storage and NO ONWARD CHAIN. Further benefits include a RECENTLY RENEWED LEASE, REASONABLE SERVICE CHARGES AND 'RIGHT TO MANAGE'.

It is EXTREMELY WELL LOCATED just off Church Road in Hove with its many shops, restaurants and cafes. Hove Seafront is within a short walk and Hove Railway Station is half a mile away.

- BEAUTIFULLY PRESENTED CONVERTED FLAT WITH PATIO AND OWN STREET ENTRANCE
- OCCUPYING THE LOWER FLOOR OF A BEAUTIFUL SEMI-DETACHED PERIOD VILLA
- ONE DOUBLE BEDROOM
- FABULOUS BATHROOM WITH WHITE SUITE
- RECEPTION HALLWAY WITH STORAGE SPACE AND DESK AREA

EPC

Energy Efficiency Rating

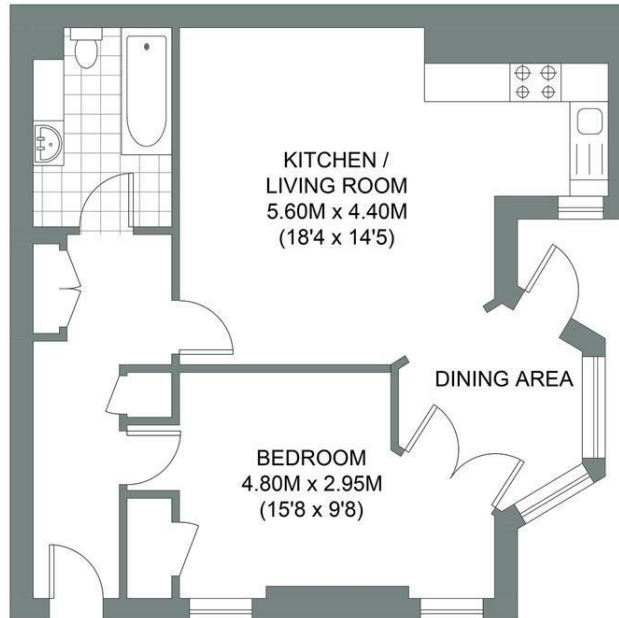
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
50.61 sq m / 544.76 sq ft



NORTON ROAD

Total Area : 50.61m² = 544.76ft²

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