

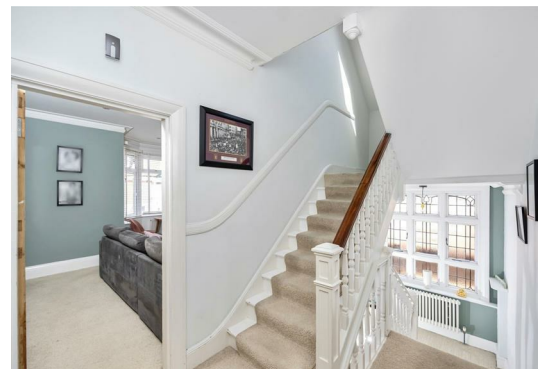
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11a Norman Road Hove BN3 4LS

CLOSE TO HOVE LAGOON, ROCKWATER, BABBLE AND WITH SEA VIEWS An incredibly spacious and versatile ground, first and second floor maisonette with private street entrance, stunning west facing lounge with sea views, located between Wish Park and the Seafront in Hove.



Offers In The Region Of £500,000 Leasehold

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Viewing

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

Agents Notes

The property benefits greatly from its near-coastal location, with countless amenities just moments away. Within easy reach are Hove Lagoon with its water sports clubs, green spaces and café, the Deep Sea Anglers Club, as well as Rockwater and Babble. The recently rejuvenated seafront also offers padel and tennis courts, plus dedicated skate and bike parks, making this a truly vibrant and active area to live.

Internally, the property is presented in stunning condition throughout, stylishly decorated and enhanced by a wealth of original period features. Competitively priced and superbly located, this home offers a rare opportunity to enjoy both elegance and convenience by the sea.

- VERY SPACIOUS 3 STOREY MAISONETTE - OFFERING THE FEEL OF A HOUSE
- 4 BEDROOMS AND 2 BATHROOMS PLUS A SEPARATE WC
- A LARGE WEST FACING OUT COMPLETE WITH FIREPLACE AND BAY WINDOW WITH SEA VIEWS
- A FAMILY SIZED 'EAT IN' KITCHEN/DINING ROOM

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

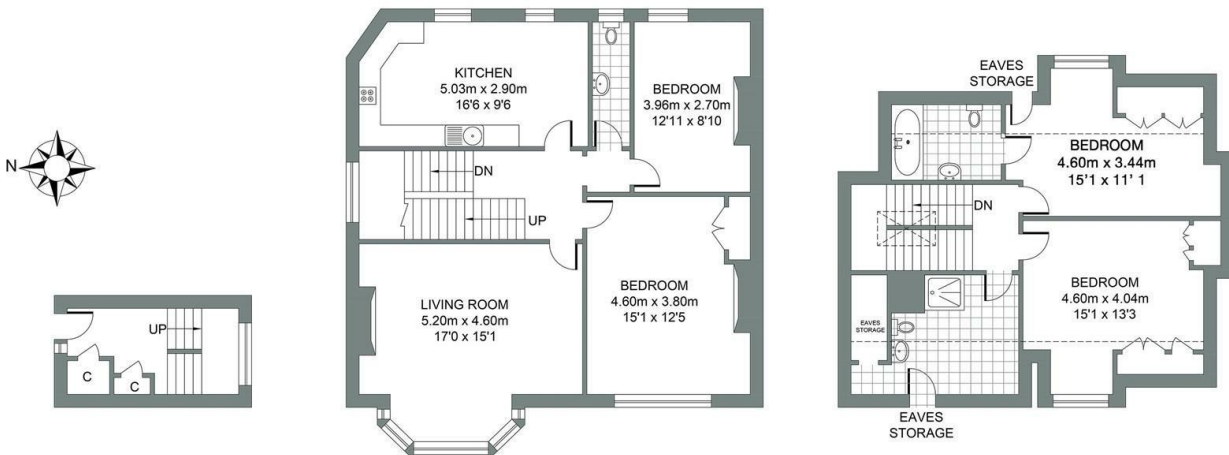
Approximate Gross Internal Area
7.98 sq m / 85.89 sq ft

FIRST FLOOR

Approximate Gross Internal Area
81.32 sq m / 875.32 sq ft

SECOND FLOOR

Approximate Gross Internal Area
54.77 sq m / 589.53 sq ft



NORMAN ROAD

Total Area : 144.07m² = 1550.75ft²

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