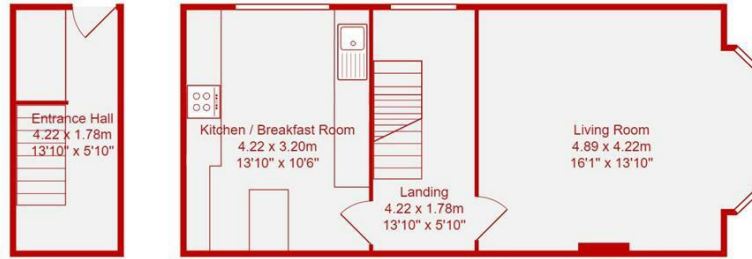




- Large Split Level Converted One Bedroom Flat
- Large Living Room
- Double Bedroom On Second Floor
- Popular & Central Location
- Lease Extension Is Being Applied For
- Own Private Street Entrance
- Modern Kitchen Breakfast Room
- Sited Over Three Floors
- Close To Both Hove Park & Hove Station
- Must Be Viewed

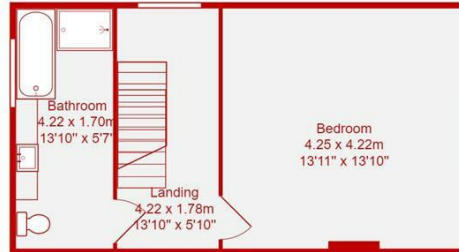
Old Shoreham Road, Hove

Price: £290,000 Leasehold



Ground Floor
Area: 7.5 m² ... 81 ft²

First Floor
Area: 41.3 m² ... 444 ft²



Second Floor
Area: 33.2 m² ... 357 ft²

Total Area: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only.



Cox & Co. are pleased to bring this spacious split-level apartment to the market.

As you enter the property via the flat's own private street entrance, you walk straight into a lovely hallway with a turned staircase to the first-floor landing. On the right-hand side, you enter a large lounge/dining room which was redecorated, and new flooring laid in 2020. Opposite the lounge is a good size modern fitted kitchen/breakfast room, which was also re-decorated in 2020 and a new boiler was also installed in December 2022.

You then go up the stairs to bed just like in a house via a lovely second-floor landing into the large double bedroom, which has also undergone various refurbishment works, including a newly built-in wardrobe, ceiling insulation, new flooring and redecorated. Across the hallway is a good-sized four-piece family bathroom with a bath and a separate walk-in shower unit. This was all replaced and re-decorated in 2023.

For viewings, please contact Cox & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	