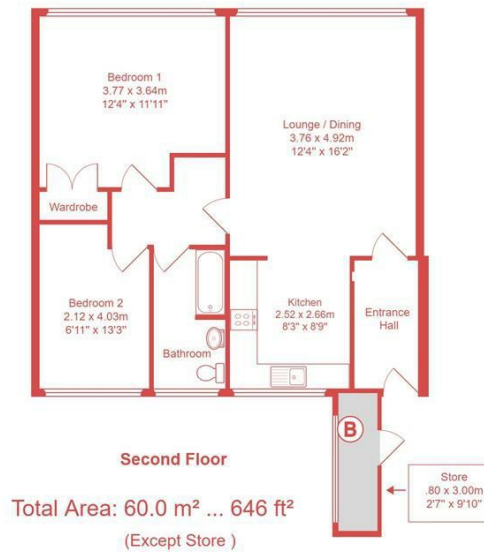




- Purpose Built Apartment Set In Private Grounds
- Ample Off Site Storage
- Very Popular & Central Location
- Private Communal Gardens
- Long Lease
- Two bedrooms
- Modern Kitchen & Bathroom
- Good Size Lounge With Lovely Outlook
- Close To Both Brighton & Hove Centres
- Very Bright With lots of Natural Light

Somerhill Road, Hove

Price: £350,000 Leasehold



All measurements are approximate and for display purposes only.

Cox & Co are delighted to bring this fantastic apartment to the market. The Property has two bedrooms, a lovely lounge with a leafy outlook across the communal gardens, a modern fitted Kitchen and bathroom, and two large storage cupboards external to the flat.

The building was designed by Span Developments/Eric Lyons, a nationally recognised modernist architect.

According to Metro: "More than simply an architectural style, Span homes inspire a cult-like following among their legions of devotees... the 2,000-or-so homes built by Span [are] highly sought after by buyers looking for practicality and the style cred of owning a mini-modern masterpiece."

The property is ideally located as it is close to both Brighton and Hove city centres, with lots of local shops, amenities, and great public transport nearby.

For viewings, contact Cox & Co.

Seller statement:

"We've loved the big windows in the flat, which made us feel closer to nature as the seasons went by. Even though lots of things are going on within walking distance, it always felt relaxing and peaceful to come back here. We've been told the communal gardens were designed to help create a welcoming community, and in our experience, that worked very well."

Service Charge - £165 Per Month

Lease Length - 933 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		61	
(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	

