

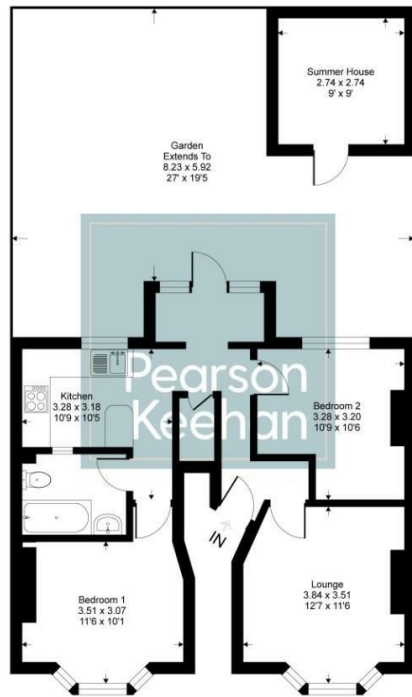


Mortimer Road, Hove, BN3 5FG

Asking price £375,000 - Leasehold - Share of Freehold

Pearson  
Keehan

**Mortimer Road, BN3**  
 Approximate Gross Internal Area = 55 sq m / 591 sq ft  
 Approximate Outbuilding Internal Area = 8 sq m / 81 sq ft  
 Approximate Total Internal Area = 63 sq m / 672 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and openings is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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Guide Price: £375,000-£400,000

This well-presented, two bedroom, ground floor garden flat, located in the desirable Poet's Corner, offering an inviting blend of period charm and modern convenience. Boasting a secluded private garden and spanning the entire ground floor of a double-fronted Victorian building.

As you enter, you're greeted by high ceilings and characterful bay windows at the front, which flood the space with natural light. The apartment features two spacious double bedrooms, a contemporary bathroom, and a sleek, fitted kitchen. The kitchen is equipped with integrated appliances and a breakfast bar.

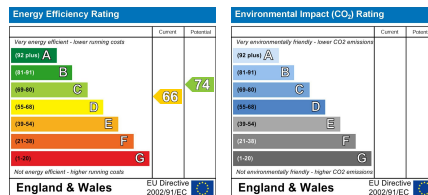
The private, paved garden provides an ideal setting for alfresco dining and benefits from a versatile garden room that can be used as additional storage, an office, or studio.

Situated in the ever popular Poet's Corner, the property is just moments away from an array of local amenities, including trendy coffee shops, independent stores, pubs, and eateries. It offers excellent transport links, being within close proximity to Aldrington and Hove Railway Stations and multiple bus routes to the City Centre. The area is also close to several well-regarded schools, making it an ideal choice for both families and professionals.

Share Of Freehold  
 Service Charge: Ad Hoc Basis  
 Ground Rent: N/A

**Council Tax: Band B**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright.



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