



Davigdor Road, Hove, BN3 1GN

Guide price £400,000 - Leasehold - Share of Freehold

Pearson
Keehan

Windlesham Mansions, BN3
Approximate Gross Internal Area = 72.6 sq m / 782 sq ft



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 herein, the measurement of floors, windows and rooms 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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Council Tax: D

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 approximate figures are provided to check these figures are accurate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

Guide Price: £400,000-£425,000

This beautifully presented, two-bedroom, raised ground-floor apartment is situated within a grand mansion building, close to the bustling Seven Dials area and boasts a sunny, south-facing balcony and comes with the added convenience of an off road allocated parking space.

Inside, the bright and spacious interior offers a welcoming living room with a southerly aspect, opening onto the sun-soaked balcony. The apartment also includes a separate modern kitchen, a contemporary bathroom, and two generously sized, double bedrooms, one of which enjoys a large bay window and the added luxury of an en-suite shower room.

The south-facing balcony overlooks the beautifully kept communal gardens, offering a perfect nook to unwind and soak up the warm afternoon sunshine.

Located just moments from the vibrant Seven Dials, this property offers easy access to a welcoming selection of local treasures, from quaint coffee shops to friendly pubs and family-run eateries. Nearby, you'll find the peaceful St Ann's Wells Gardens, well-loved primary and secondary schools, and both Brighton and Hove Railway Stations just a stone's throw away, perfect for both commuters and growing families. Convenient bus routes wind through the area, providing easy access to the heart of the city and the seafront, all while preserving village type atmosphere.

The property also enjoys the benefit from an off-road allocated parking space in such a central location, with visitor's parking spaces also available.

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