

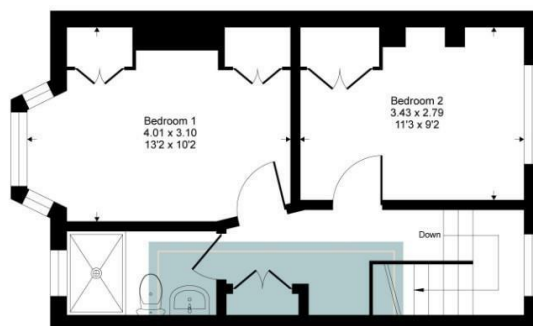


Livingstone Road, Hove, BN3 3WP

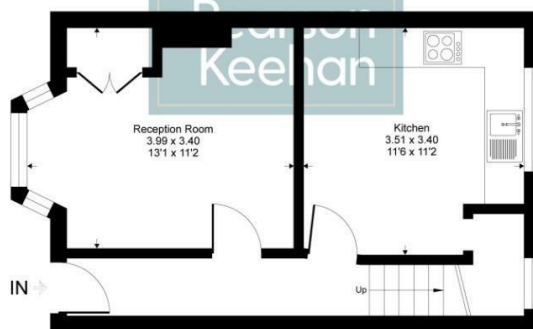
Asking price £375,000 - Leasehold - Share of Freehold

Pearson  
Keehan

**Livingstone Road, BN3**  
Approximate Gross Internal Area = 64.6 sq m / 696 sq ft



First Floor



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 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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A raised ground and first floor maisonette situated in the heart of Hove, being moments from Hove Railway Station, as well as being close proximity to Hove seafront and a wide variety of coffee shops, bars, restaurants and boutique stores.

The property enjoys its own private street entrance, with well proportioned rooms throughout, briefly comprising, living room to the front of the property, spacious separate fitted kitchen breakfast room set behind.

On the first floor both double bedrooms are found along with the modern shower room and access to a loft space.

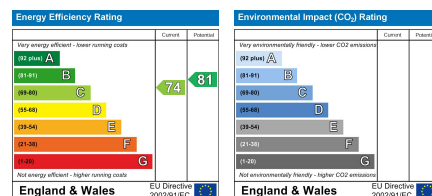
The property is sold with a share in the freehold and the added benefit of no onward chain.

Viewing is highly recommended to appreciate the size and layout of this beautiful property.

Share Of Freehold  
Ground Rent - £N/A  
Service Charge - Ad-hoc basis

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.



Pearson Keehan

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