



## Granville Road, Hove

Guide price £350,000 - £375,000



### Property highlights

- Located in the sought-after Seven Dials area of Brighton
- Ground floor garden flat situated in a double-fronted period building
- Spacious bedroom with built-in storage
- Modern shower room
- Bright sunroom with sliding doors to the garden
- Spacious rear patio garden with side access
- Modern fitted kitchen
- Utility cupboard in the hallway
- Ample storage space throughout
- High ceilings with period features



Guide price £350,000 – £375,000. Located in the sought-after Seven Dials area of Hove is this well-presented one-bedroom garden flat. Boasting high ceilings with period features, a modern sunroom, and a good-sized patio garden, it offers stylish and comfortable city living.

#### The Property

Situated on the ground floor of a well-presented period house is this spacious one-bedroom garden flat. You enter the front door of the building into a smart hallway where you'll find the front door to the apartment. Inside, there's a porch space that leads into the main accommodation.

At the front of the apartment is the brightly decorated bedroom which has a large bay window with slatted blinds and painted built-in wardrobes. Next to the bedroom, you'll find a modern shower room with white hexagonal floor tiles, a double rainfall shower, a WC, and a hand basin with storage. In the hallway is a handy utility cupboard with space for a washing machine and shelves for storing extra bedding.

Light wooden flooring leads down the hallway into the living room, which comfortably fits a large sofa, coffee table, and sideboard. High ceilings showcase the property's period features, and built-in cupboards provide additional storage space. Glass double doors lead through into the sunroom, which provides a bright and welcoming space to dine or work from home. The glass structure, with modern black supports, is a striking contrast to the more traditional style of the building and makes this apartment truly unique. Light floods through, and even in the rain the 'pitter-patter' on the roof provides a relaxing soundtrack to the home.

Sliding doors open to provide access to an easy-to-maintain patio garden which has mature beds and space for seating.

The modern kitchen is accessed off the sunroom and has been renovated with sleek white cupboards, grey floor tiles, and white herringbone wall tiles. A window overlooking the garden provides additional light.

#### The Area

This property is positioned on a well-presented residential street, just moments away from the bustling Seven Dials which is renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in approximately twenty-five minutes.

## Transport Links

This property is located 0.6 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 1 mile away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 2 miles away.

## What We Think

“The blend of modern design and traditional features make this home truly unique. The glass structure at the back is such a welcoming surprise as you walk through into the living room.”

Abi Radford, CMO & Co-Founder at Number Twenty Four

## Information

Leasehold

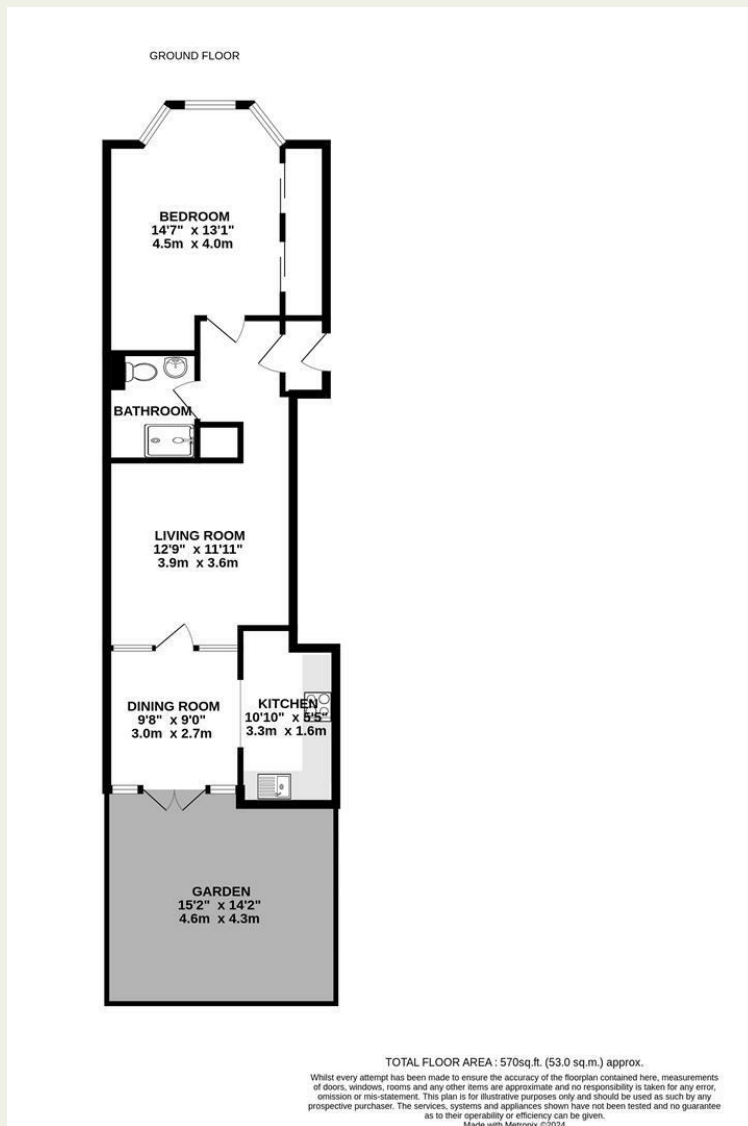
Length of Lease: 964 years remaining

Service Charge: £150 per month

Council Tax Band: B







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