



Pembroke Crescent, Hove BN3 5DG

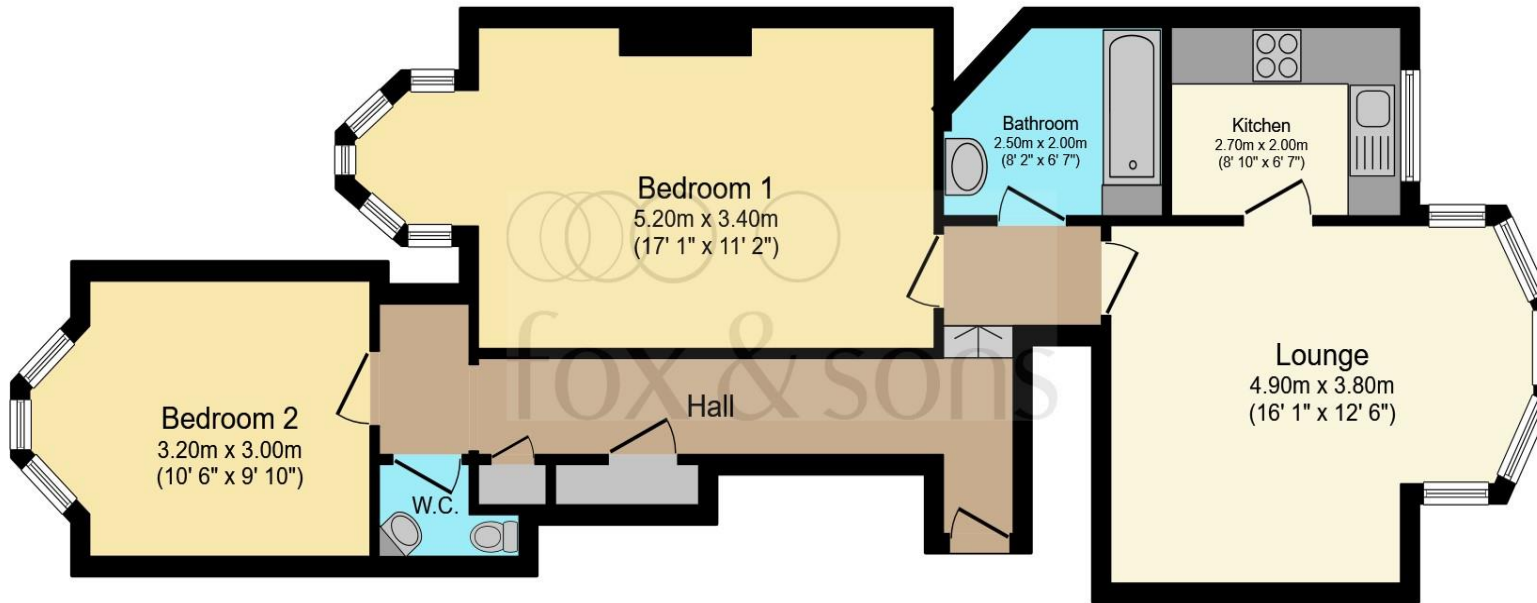
Fox and Sons are delighted to offer this bright and spacious split level 2 double bedroom first floor flat located in this attractive bay fronted period building situated within one of central Hove's most prestigious locations. The property is well presented throughout and is a real must view.

welcome to

Pembroke Crescent, Hove

Fox and Sons are delighted to offer this bright and spacious split level 2 double bedroom first floor flat located in this attractive bay fronted period building situated within one of central Hove's most prestigious locations within a short walk of the many amenities of central Hove and with both Hove Station and Hove Seafront within striking distance. The property is well presented throughout and has well laid out accommodation including a good-sized South facing lounge, separate well fitted kitchen, 2 double bedrooms, contemporary bathroom and separate w/c. Internal inspection strongly recommended.





Total floor area 71.4 sq.m. (769 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Pembroke Crescent, Hove

- SPLIT LEVEL FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTH FACING LOUNGE
- SHARE OF FREEHOLD
- SEPARATE FITTED KITCHEN
- EXCELLENT DECORATIVE ORDER
- SHORT WALK TO HOVE STATION AND SEAFRONT
- SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRH109512 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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