



**Sherbourne Road, Hove BN3 8BF**



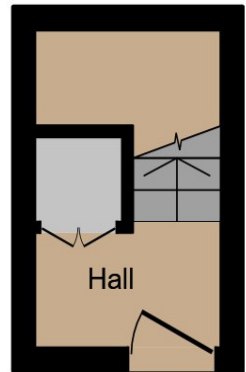
**welcome to**

**Sherbourne Road, Hove**

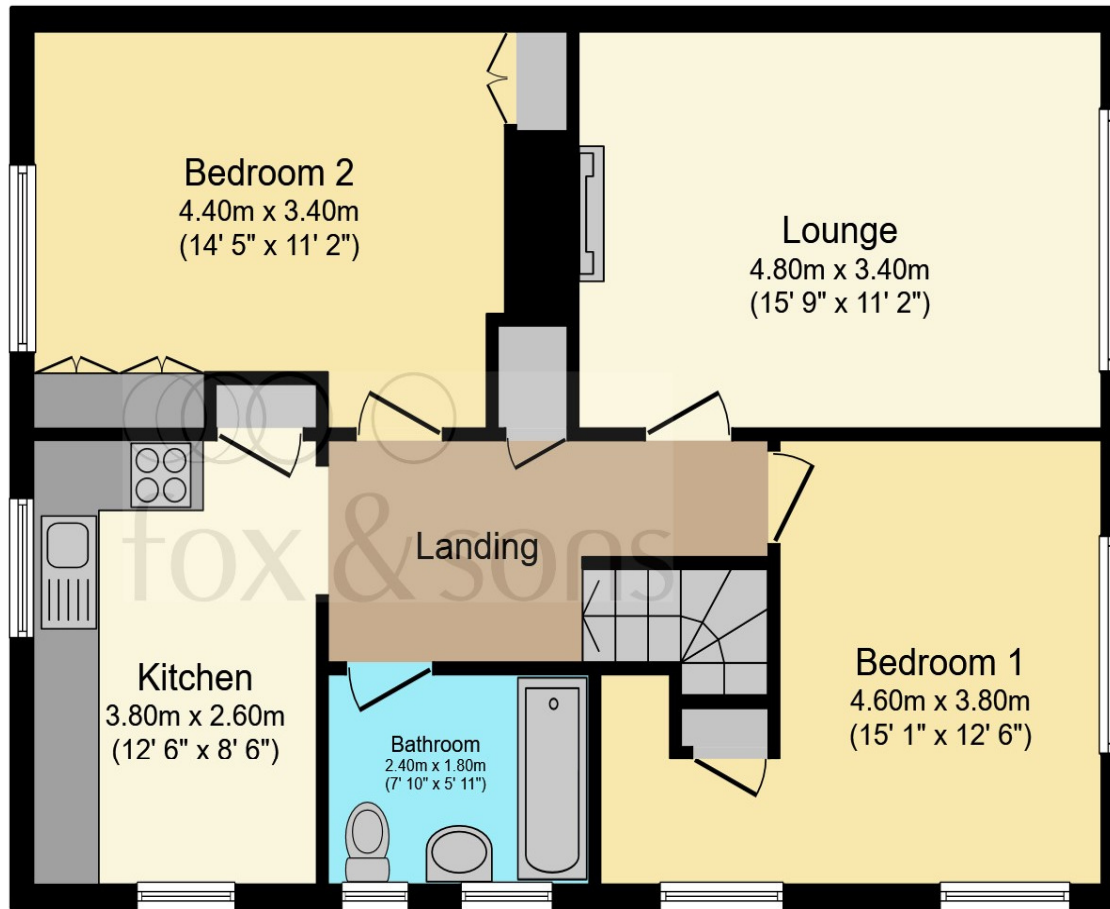
**\*GUIDE PRICE OF £260,000 - £275,000\***

Fox & Sons are delighted to offer to the market this spacious 2 bedroom flat in the popular location of Sherbourne Road. The property benefits from being chain free and having private off street parking and a new lease on completion.





**Ground Floor**



**First Floor**

Total floor area 76.2 m<sup>2</sup> (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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The property has a private entrance and as you enter you have a storage cupboard and stairs leading to the first floor. You are welcomed by a spacious hallway where there is another handy storage cupboard and a loft hatch to the large loft space. This leads through to the great size lounge which has a large window to allow lots of natural light and a feature fireplace. There is a separate kitchen which has plenty worktop space and storage. There is also 2 double bedrooms, both being a great size, and the smaller bedroom have lots of built in storage space. There is also a family bathroom with bath, sink and WC.

To the rear of the property is a large private rear garden which could be perfect for a family or for enjoying the summer months. To the side of the property there is a large private outside storage space.

welcome to

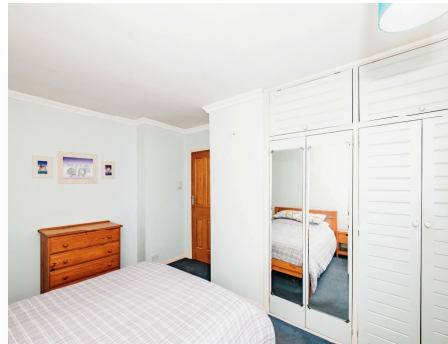
## Sherbourne Road, Hove

- 2 DOUBLE BEDROOM FLAT
- POPULAR LOCATION
- PRIVATE ENTRANCE
- OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN

Tenure: Leasehold EPC Rating: C

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.

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HGL104947](https://fox-and-sons.co.uk/Property/HGL104947)



Property Ref:  
HGL104947 - 0003

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