



23A BROOKER STREET HOVE, BN3 3YX

FREEHOLD

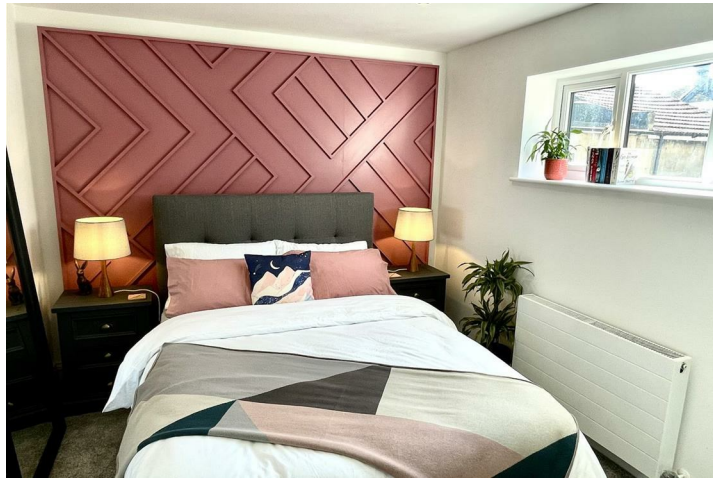
Guide Price £550,000 - £600,000. Fantastic detached house with west facing garden. This superb property was built in 2020 to a high specification and further improved since by the current owner. The beautifully presented, bright and spacious accommodation comprises; two double bedrooms, modern shower room, utility room/ cloakroom and superb open plan, double plan aspect living area with fitted kitchen complete with Bosch appliances. The low maintenance west facing garden is the perfect spot to enjoy afternoon sun. Additional benefits include double glazed sash windows, loft storage, solar panels and the remainder of a new build warranty.

This popular location offers immediate access to popular local, shops, cafes and restaurants along with Hove seafront within easy reach. Hove mainline station is close by providing regular and direct links to London.

Please note we understand this is a 'car free development', meaning it is not currently possible to apply for a residential parking permit.

Nicholas James

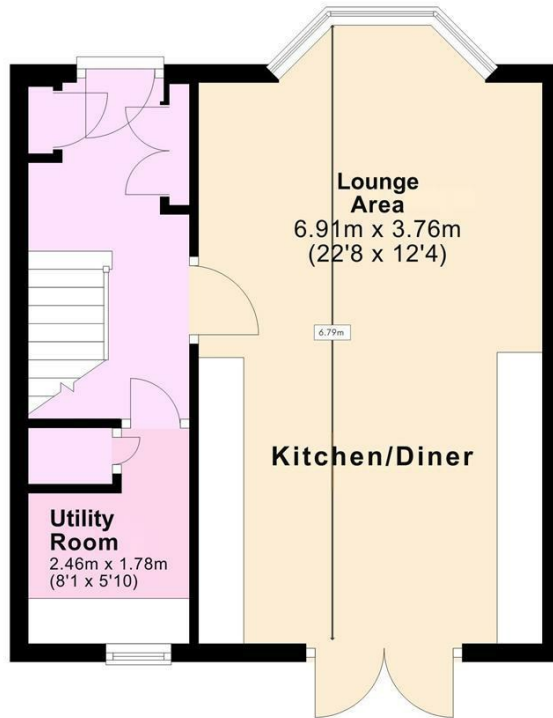
SALES LETTINGS AUCTIONS





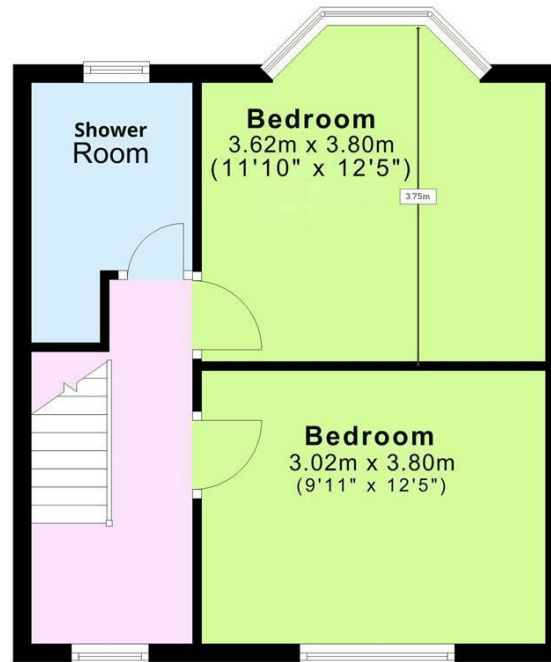
Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx.71.0sq. metres (763.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas James

SALES LETTINGS AUCTIONS