



Raphael Road, Hove, BN3 5QP
£550,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Raphael Road, Hove, BN3 5QP

£550,000

A stunning and unique two-bedroom garden flat occupying the ground floor of this attractive Edwardian semi-detached property. Situated in this central Hove location and offered for sale in superb decorative order with period features and excellent sized private rear garden. Early & internal inspection essential.





Further Information

The property is approached via a well-kept walled front garden with attractive tiled pathway leading to the entrance porch. Internally, the accommodation comprises a good-sized hallway with large under stair storage area, leading to the fantastic master bedroom (currently arranged as a reception room) with working feature fireplace, bay window, and original stain glass windows either side of the chimney breast. Further to this, there is a second double bedroom, cloakroom, modern bathroom with P-shaped bath and marble tiling, living room, conservatory/dining room, and a fully fitted kitchen with integrated appliances. The rear garden is a real asset to the flat, being beautifully landscaped with well-stocked borders, rear decked sun terrace, and contemporary pond/water feature. Further benefits include side access to the front and a handy storage shed. The property is offered for sale in excellent decorative order throughout, with tall ceilings, wooden floors, and flexible accommodation.

Raphael Road is situated in this central and sought-after location conveniently positioned between New Church & Portland Road. Excellent local shopping facilities are nearby in Richardson Road with further shops, cafes, bars and regular bus services found in nearby Portland Road. Aldington railway station is just 0.4 miles away with direct links to London Victoria.



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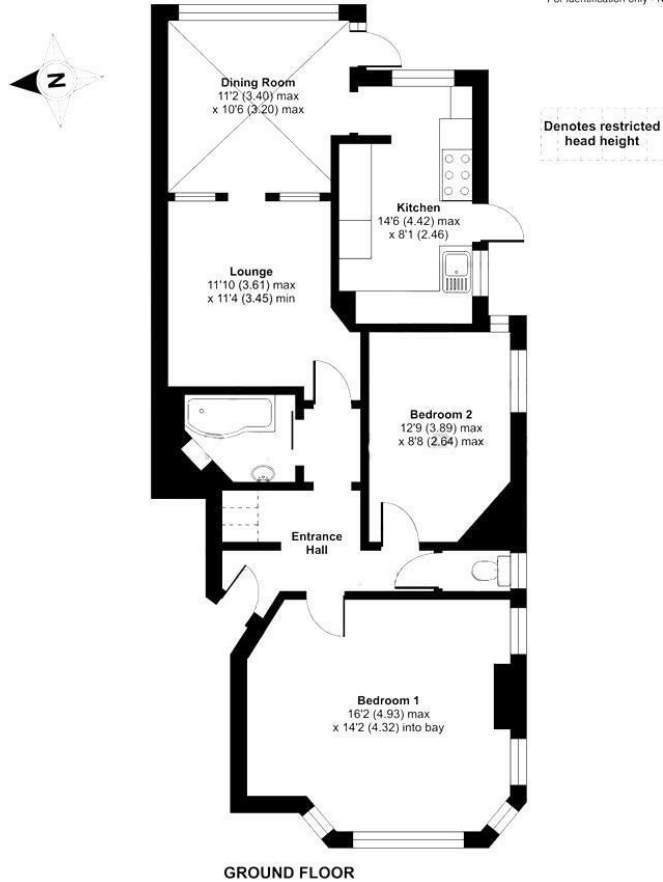
Raphael Road, Hove, BN3

Approximate Area = 838 sq ft / 77.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 847 sq ft / 78.6 sq m

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.