



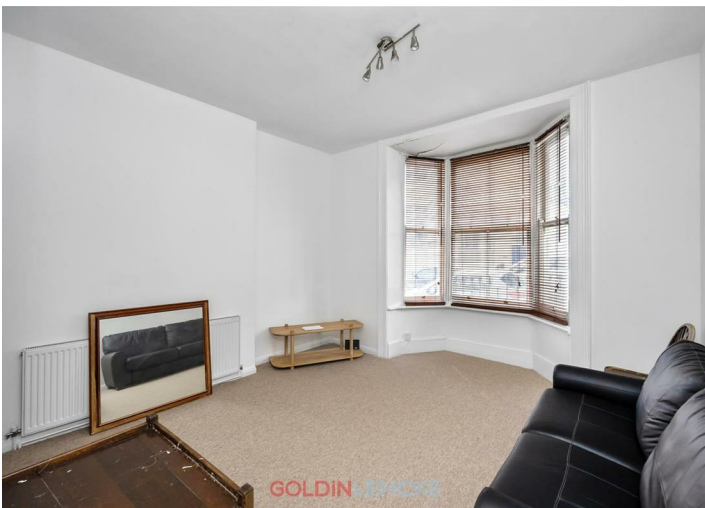
**GOLDIN
LEMCKE**

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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Waterloo Street, Hove, BN3 1AH

£239,950



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A delightful one-bedroom ground floor flat, situated in this central and sought-after location, just moments from the seafront. Complete with private rear garden, this unique property is a rare find and early and internal viewing is highly recommended.



Occupying the ground floor of this period converted building, the accommodation comprises a spacious living/dining room with large west-facing bay window, double bedroom, under stairs storage, separate fitted kitchen, modern bathroom, and further excellent sized storage cupboard on the half landing. To the rear of the property is a delightful east-facing patio garden - a real asset for flats in this location. Further benefits include a 500 year lease and share of freehold.

The property is situated in this highly sought-after location just moments from Hove seafront, close to Western Road shops and amenities and a short distance from Brighton and Hove mainline stations with their commuter links to London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123
 or **email**
 property@goldinlemcke.com

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