



Selborne Road, Hove, BN3 3AL
£600,000 - £650,000 Guide



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Selborne Road, Hove, BN3 3AL

£600,000 - £650,000 Guide

A wonderfully presented two-bedroom raised ground floor apartment situated within this central and sought-after location. The flat is offered for sale in excellent decorative order throughout and boasts a excellent sized west-facing private lawned garden.

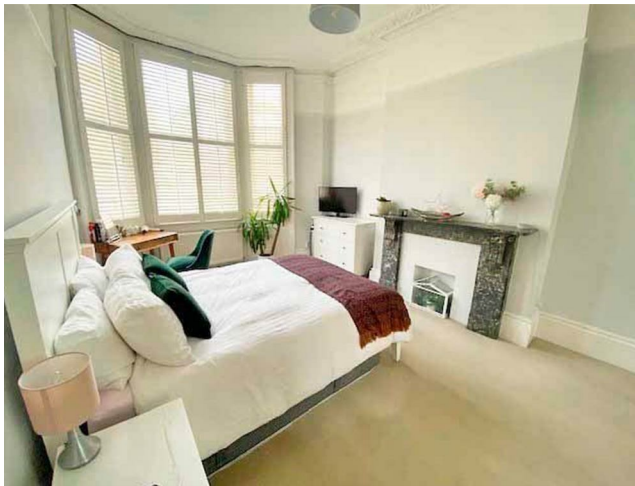




Further Information

This stunning flat occupies the entire ground floor of this beautiful period property located in one of the area's most sought-after roads. The accommodation is approached via impressive entrance hallway, which leads on to comprises the stunning front facing master bedroom with large bay window and feature fireplace, modern bathroom with corner bath, separate W.C, beautiful lounge/dining room with feature wood burner and bay window overlooking the garden, modern white gloss kitchen with integrated appliances, and further bedroom complete with en suite shower room. From the kitchen, there is access to a decked walkway leading down to the private rear garden, benefiting from a patio area, lawn, shed, and mature shrub borders. The property is offered for sale in excellent decorative order throughout, with further benefits including gas central heating, high ceilings, and ample storage space.

Selborne Road is situated in this desirable location in central Hove, just off of Church Road with its array of amenities, supermarkets, bars and eateries, as well as numerous independent traders and coffee shops. In addition, Hove Lawns, promenade and seafront is situated approximately 0.4 miles to the South. There are excellent transport links from this location as a regular bus service operates nearby and Hove mainline railway station is only 0.7 miles in distance.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

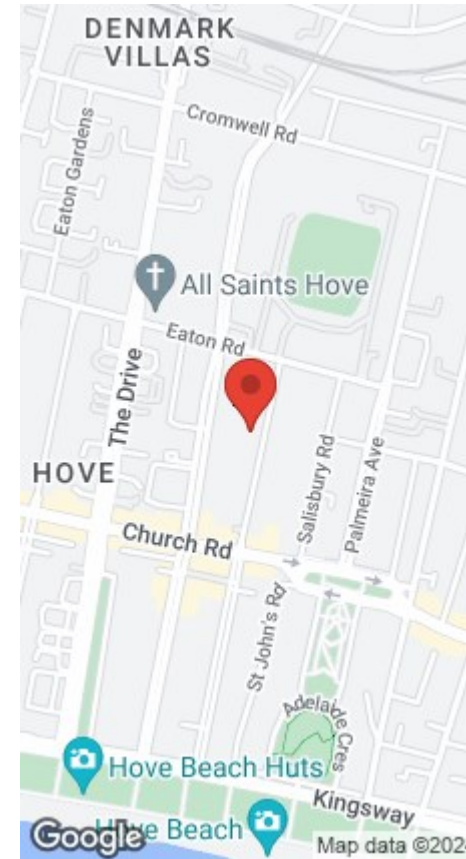
Selborne Road, Hove

Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate.



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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.

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

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002