



Grange Road, Hove, BN3 5HU
£475,000



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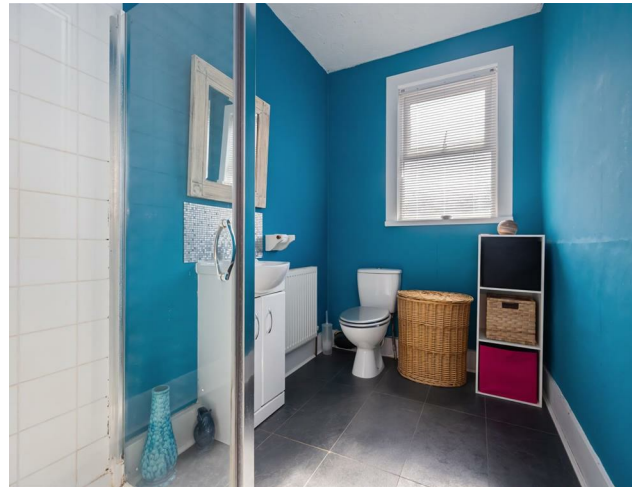
SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£475,000

A delightful two-bedroom terraced house, situated in this highly regarded and sought-after location in central Hove. This superb property is offered for sale in excellent good decorative order throughout and greatly benefits from a private west-facing garden and no onward chain.





Further Information

The accommodation comprises on the ground floor a bright living room with a feature fireplace, separate dining room with double doors opening onto the garden, and a kitchen enjoying a pleasant garden outlook. To the first floor, there are two well-proportioned double bedrooms - one with built-in storage - and a spacious shower room. In addition, there is a generous loft room with a window, offering excellent scope for conversion subject to the necessary consents.

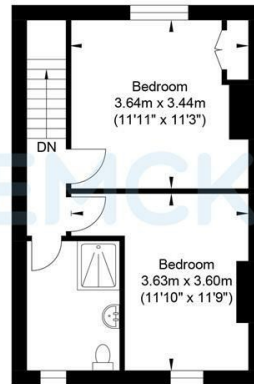
To the rear of the property is an attractive and well-presented west-facing garden. The property is offered for sale in good decorative order throughout with the benefit of no onward chain. Early and internal inspection is highly recommended.

Grange Road is located in this highly sought-after area in Hove, situated just off Portland Road and within the sought-after Poets Corner district. The area is popular with families and professionals alike, offering easy access to a range of independent shops, cafés, and pubs. The seafront is within walking distance, and the property is conveniently located near Aldrington, Portslade, and Hove train stations, providing direct links to Brighton and London. The area is served by several well-regarded schools, including Hove Junior School and Hove Park School, making it an ideal location for families.

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Grange Road

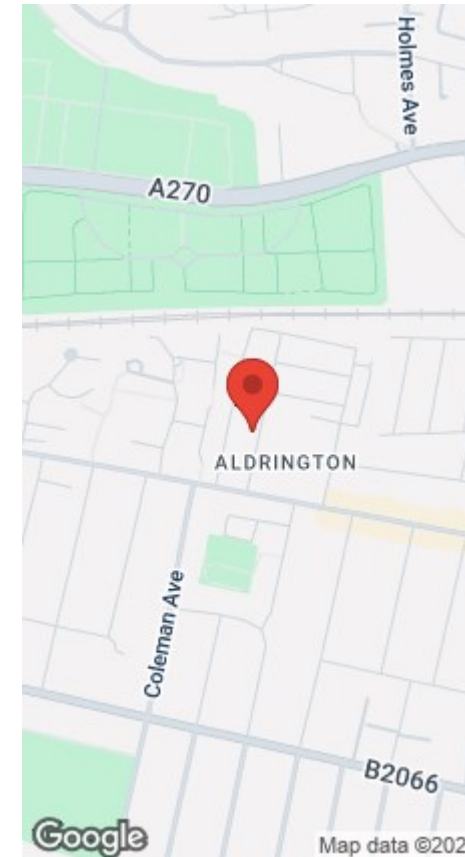


Ground Floor
Approximate Floor Area
421.40 sq ft
(39.15 sq m)

First Floor
Approximate Floor Area
344.33 sq ft
(31.99 sq m)

Approximate Gross Internal Area = 71.14 sq m / 765.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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