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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

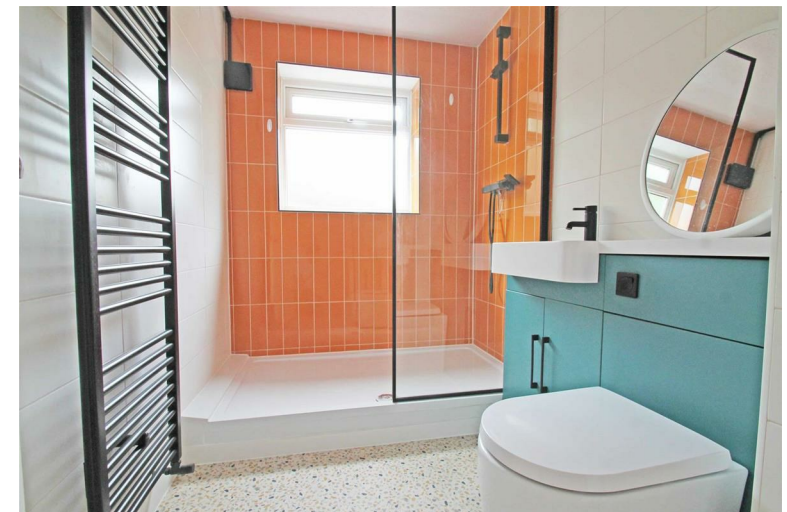
The Athenæum, Salisbury Road, Hove, BN3 3AA  
**£350,000 - £375,000 Guide**



# The Athenaeum, Salisbury Road, Hove, BN3 3AA

**£350,000 - £375,000 Guide**

A beautifully presented two-bedroom flat occupying part of the first floor of The Athenaeum – a well-kept and highly sought-after purpose-built block in the heart of Hove. The property benefits from a west-facing balcony, allocated underground parking space, a share of freehold, and is offered with immediate vacant possession.





## Further Information

The accommodation has a bright, well-balanced layout and includes a generous west-facing living/dining room opening onto a private balcony, modern fitted kitchen with plenty of storage and integrated appliances, stylish shower room finished to a high standard, and two good-sized double bedrooms. The building itself is secure and well maintained, and the flat also benefits from gas central heating, an allocated underground parking space, and a share of freehold.

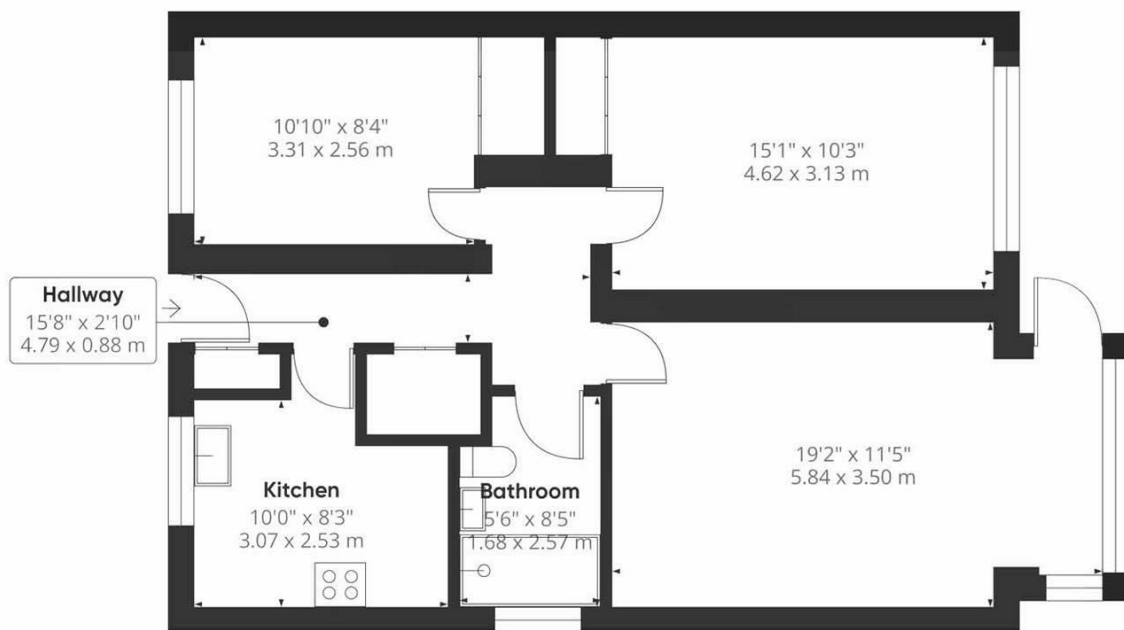
The Athenaeum enjoys an excellent location on Salisbury Road, right in the centre of Hove. Just moments from Church Road and George Street, residents have a great choice of independent shops, cafes, and restaurants on the doorstep. Hove seafront is only a short walk away, while Hove Station is within easy reach, making it ideal for both everyday convenience and access to transport links.



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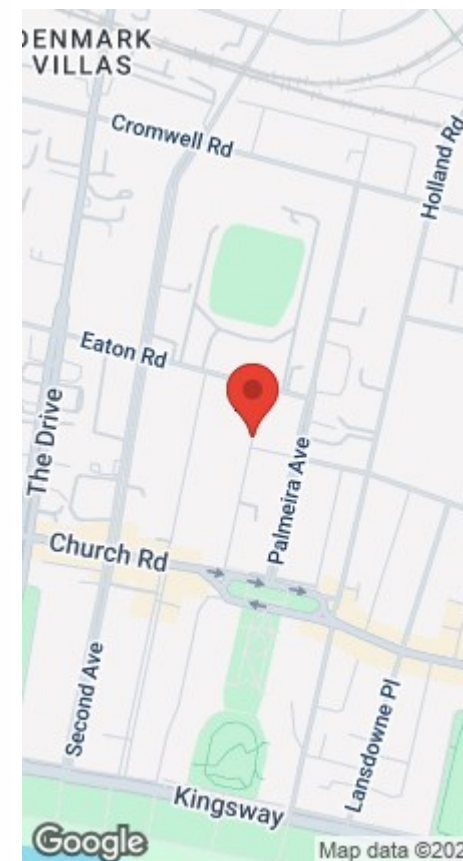


Approximate total area<sup>(1)</sup>  
707 ft<sup>2</sup>  
65.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales		EU Directive 2002/91/EC



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