

**ELLIOTTS**

*Working hard for you*



## **3, 22 Selborne Road, Hove, BN3 3AG**

### **£375,000 Share of Freehold**

A bright first-floor period conversion on a prime tree-lined road, moments from Church Road, Hove Station and the seafront. Offering a 20'3 x 17'3 open-plan living space with modern kitchen, two bedrooms, bathroom, built-in storage, additional storage in communal hallway and no onward chain.

- Spacious First Floor Apartment
- 636 Sq.Ft / 59 Sq.Mt
- 20' Open-Plan Living Area
- Feature Kitchen
- Two Bedrooms
- Bathroom/WC
- Share of Freehold
- Useful Separate Storage Area
- No-Ongoing Chain
- Gas Central Heating



**[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)**

2 Church Road, Hove, East Sussex, BN3 2FL

**T:** 01273 773399

**E:** [mail@elliottsestateagents.co.uk](mailto:mail@elliottsestateagents.co.uk)

Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL





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A well-presented first-floor conversion set within a striking period building on a wide, tree-lined road in the heart of Central Hove, just south of Sussex County Cricket Ground and moments from the vibrant amenities of Church Road. Hove Town Centre offers an excellent selection of restaurants, bars and coffee shops only a few steps away, with Hove Seafront a short walk beyond and Hove Station conveniently close for commuters.

Offered with no on-going chain, the flat is in good decorative order throughout, benefits from gas-fired central heating and enjoys a bright east/west aspect. A particular highlight is the impressive front-facing open-plan living space, measuring approximately 20'3 x 17'3, incorporating lounge and dining areas alongside a recently updated kitchen, complete with a central island doubling as a breakfast bar. This superb room spans the full width of the property and is filled with natural light from the bay window and additional kitchen window.

To the rear are two bedrooms, served by a bathroom with white suite. Further benefits include built-in storage in the hallway and main bedroom, plus a storage area within the communal hallway.



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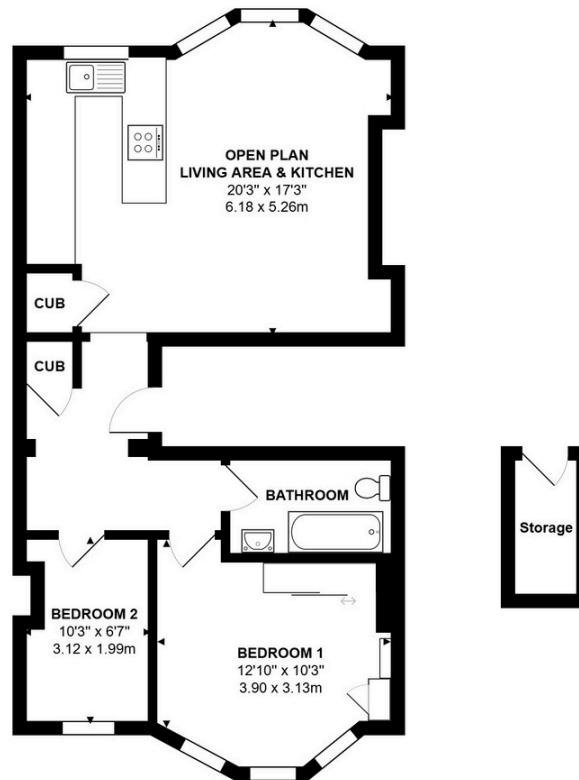
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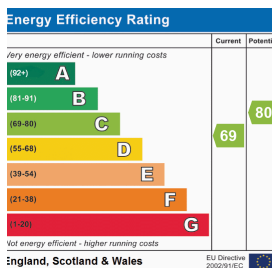
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Total Area: 636 ft² ... 59.1 m²

All measurements are approximate and for display purposes only



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