



Selborne Road, Hove

East Sussex

Guide Price £400,000 – £425,000



Selborne Road, Hove

Located in the heart of Hove with excellent access to the seafront and amenities on Church Road, a well-presented TWO DOUBLE BEDROOM, TOP FLOOR APARTMENT in a PERIOD SEMI-DETACHED BUILDING. Sold with SHARE OF FREEHOLD.

Occupying the top floor of a Victorian semi-detached property, this spacious apartment offers well-proportioned and versatile accommodation that has been newly redecorated throughout. The bright and welcoming living room is flooded with natural light from a large sash window and features an attractive fireplace as a focal point. Just off the living room is a stylish, fully fitted modern kitchen, thoughtfully positioned to create an open-plan feel while remaining separate from the main living space.



The property offers two double bedrooms, including a principal bedroom with built-in wardrobes and soundproofing in the floor, along with a beautifully appointed contemporary bathroom fitted with a bath and overhead shower.

A fixed ladder staircase provides access to the impressive attic level, which has been thoughtfully converted to create a highly versatile additional living space. Benefiting from ample built-in storage and existing plumbing, this area is ideally suited as a home office, games room, studio, or further sitting room.



The Local Area

Positioned in a highly sought-after area of Hove, this attractive property enjoys exceptional convenience, being just moments from Hove mainline station, making it perfect for commuters. The famous seafront and the green open spaces of St Anne's Well Gardens, Hove Lawns, Palmeira Square, and Brunswick Square are all only a short walk from your door, and when it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of Church Road, Western Road and Brighton's famous South Lanes and North Laines can be comfortably accessed on foot, offering everything from high street to independent stores. Plenty of bus services in the city provide access to all parts of Brighton and Hove, as well as nearby outlying villages and up to Devil's Dyke.

Local schools include Hove Junior School, St Andrew's C of E (Aided) Primary School, Cottesmore St Mary's Catholic Primary School, Cardinal Newman Roman Catholic School and Sixth Form College, and BHASVIC, together with independent schools Brighton Girls and St Christopher's Prep School.

Further Information

The property is situated in Parking Zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27. It has an EPC rating of E.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

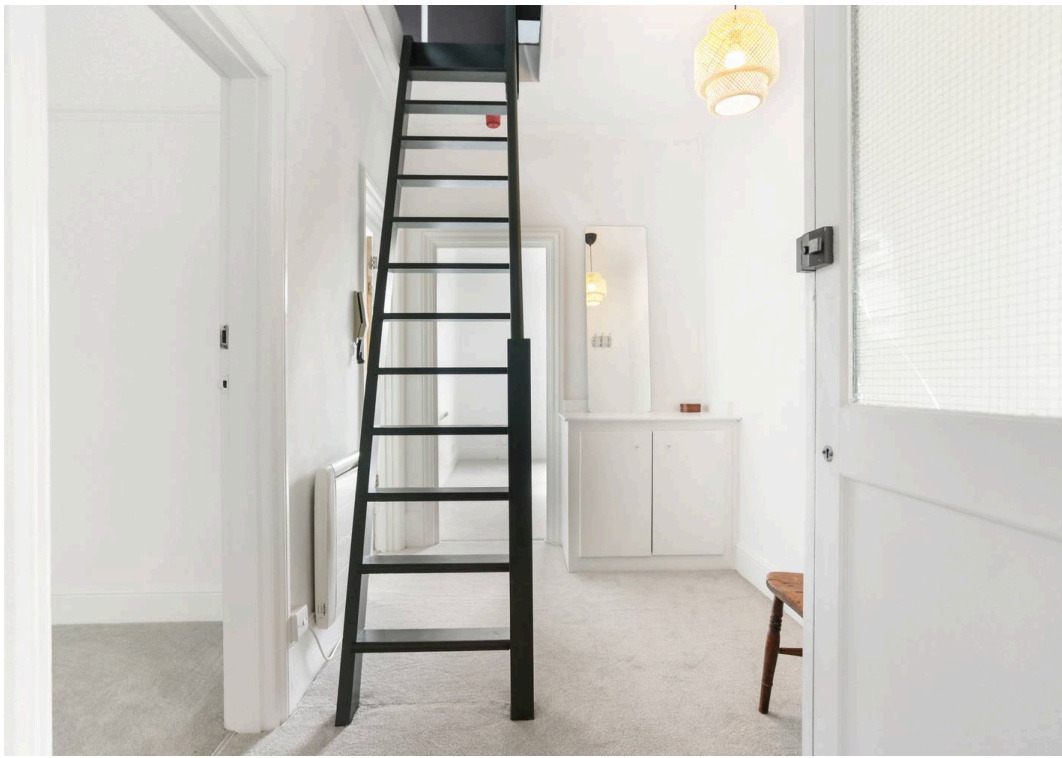
Tenure: Share of Freehold

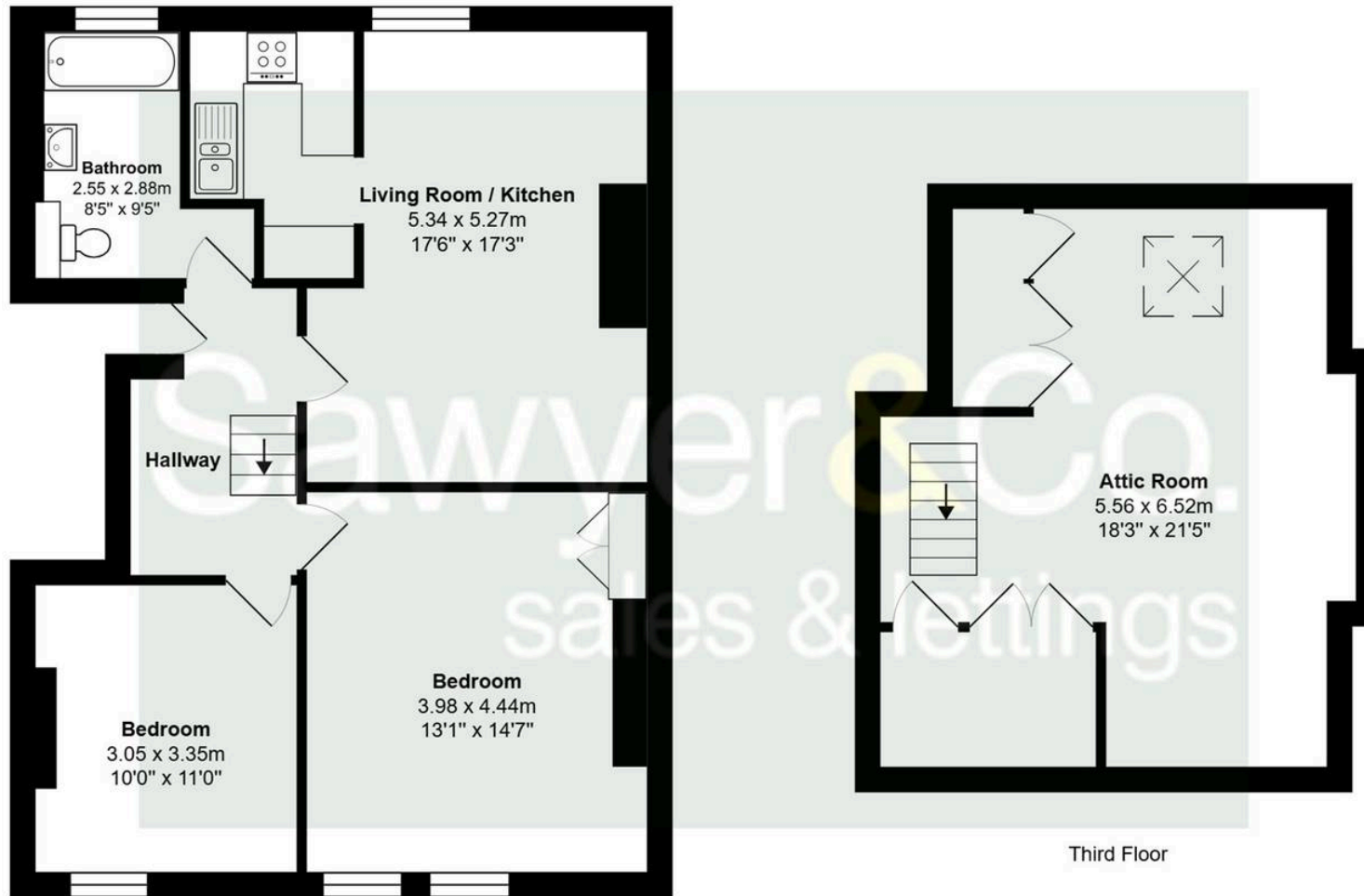
Unexpired term on lease - 55 years (a new 999-year lease will be issued as part of the sale).

Service Charge - £1,780 pa / Managing Agents: Pepper Fox

This information has been provided by the seller. Please obtain verification via your legal representative.







Second Floor Flat

Third Floor

Total Area: 98.4 m² ... 1060 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.