



Flat 2 14 Selborne Road

Hove BN3 3AG

Asking Price Of £375,000

Share of Freehold

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN

- LIVING/DINING ROOM
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- DESIRABLE LOCATION

Occupying the top floor of an attractive building in a desirable tree-lined road, this well-proportioned apartment offers bright and neutrally decorated accommodation throughout.

The property features two double bedrooms, a modern shower room and a separate fitted kitchen, together with a spacious living/dining room providing an excellent area for both relaxing and entertaining. Further benefits include a share in the freehold and the advantage of being offered for sale with no onward chain.

Ideally positioned for the amenities of central Hove, the property is within walking distance of Hove mainline railway station and the seafront, while a wide selection of local shops, cafés, restaurants and everyday amenities are also close at hand.

ENTRANCE Stairs to top floor.

ENTRANCE HALL Two fitted cupboards.

KITCHEN Incorporating 'Butler' sink with adjacent wooden worksurface, cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with stainless steel extractor over, oven, fridge/freezer and washing machine, radiator, tiled splashback, 'Worcester' gas fired boiler.

LIVING/DINING ROOM Feature fireplace, radiator, sash window.

BEDROOM 1 Sash window, radiator.

BEDROOM 2 Sash window, radiator.

SHOWER ROOM Comprising shower cubicle, pedestal wash hand basin, low level w.c, part tiled walls, sash window, ladder style heated towel rail.

OUTGOINGS Share of Freehold

Maintenance £170 per calendar Month

New 999 Year Lease

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

SELBORNE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
73.6 sq m / 792 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

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