



Farm Road  
Hove

HEALY  
& NEWSOM

EST. 1990





# Farm Road, Hove, BN3 1FB

£220,000

An opportunity for those seeking a well-proportioned ground floor flat in charming Brunswick Town Conservation area. This well presented and spacious property is perfect for modern living.

Upon entering, you will find a welcoming hallway that is generously sized, allowing for ample storage solutions. The living room has dual aspect windows and flows seamlessly into the semi-open plan kitchen, creating an inviting space for both relaxation and entertaining. The kitchen is equipped with a built-in oven and a gas hob, catering to all your culinary needs.

The flat features one double bedroom and a contemporary bathroom, which showcases a modern white suite, ensuring a fresh and stylish atmosphere. The property benefits from gas-fired central heating and double glazing, providing warmth and energy efficiency throughout the year.

Situated in a peaceful courtyard, this flat offers a superb location, combining tranquillity with the vibrancy of Hove's local amenities. The property is sold with a share of the freehold and comes with the added advantage of no onward chain, making it an ideal choice for first-time buyers, those looking to downsize or a buy to let investment.

In summary, this charming flat is in good decorative order and presents a wonderful opportunity to enjoy the best of Hove living. Do not miss the chance to make this delightful property your new home.

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## Location

Farm Road is within Brunswick Town conservation area, with this property set back from the road in a quiet courtyard. The property is situated in a convenient location with easy access to Hove promenade and beach (approximately 0.3 miles in distance). Along the promenade there is the King Alfred Leisure Centre, i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Church Road with its main shopping thoroughfare, the convenient location also offers excellent road links and bus routes as well as a vast array of amenities in Brighton and Hove. Hove mainline train station is approximately one mile in distance, providing direct access to London Victoria and surrounding areas for those who need to commute.

## Additional Information

(Outgoings as advised by our client)

EPC Rating: C

Internal measurements: 452 Square feet / 42 Square metres

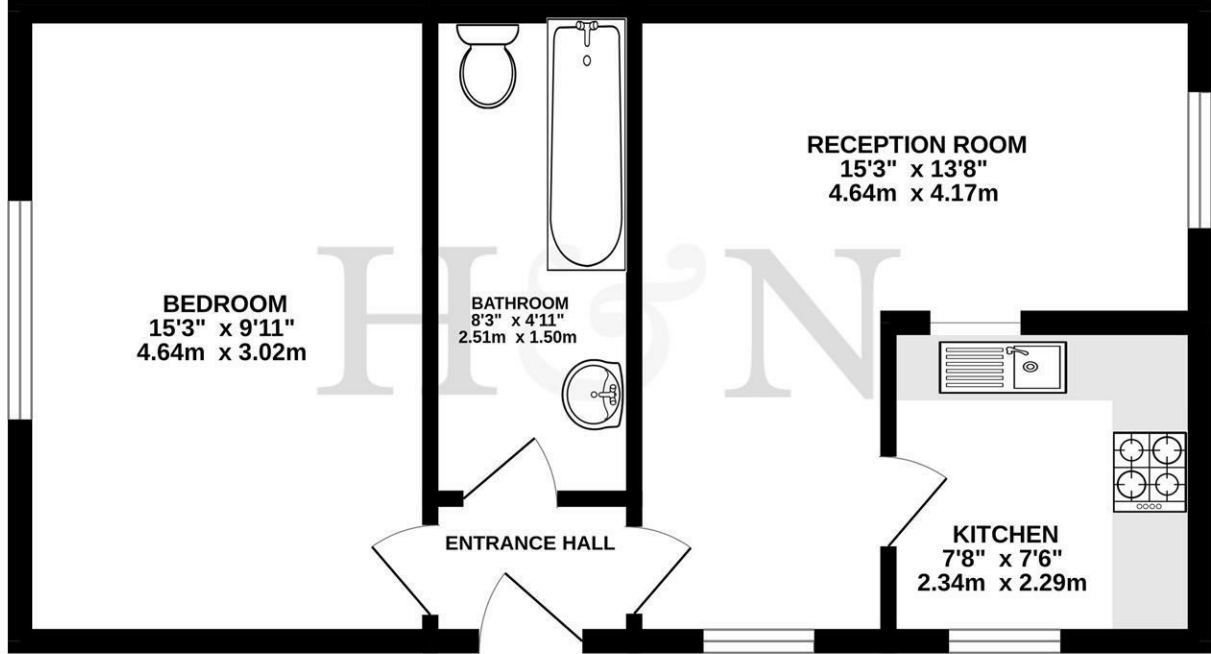
Tenure: Leasehold to include a Share of Freehold - 113 Years remaining on Lease

Maintenance charges: Ad hoc basis, self managed

Council tax band: A

Parking Zone: M

## GROUND FLOOR



TOTAL FLOOR AREA : 452sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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