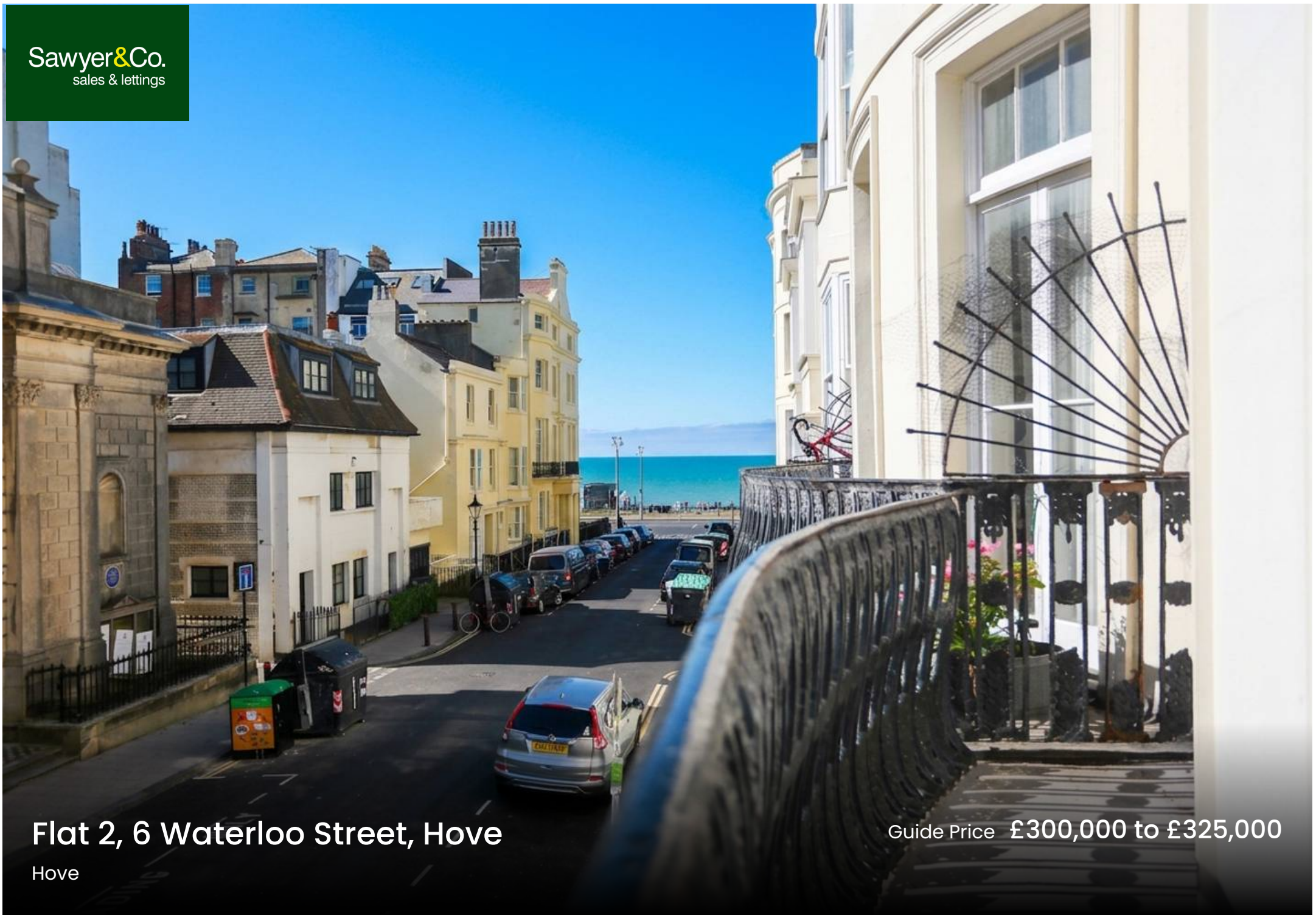


## Flat 2, 6 Waterloo Street, Hove

Hove

Guide Price £300,000 to £325,000





## Flat 2

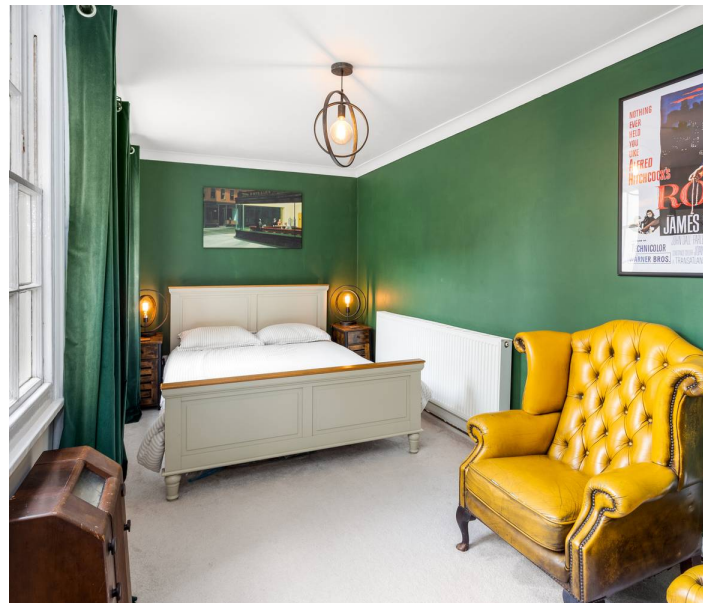
6 Waterloo Street, Hove

**\*\* Guide price £300,000 to £325,000 \*\*** Ideally situated near the border of Brighton and Hove and steps away from the seafront, a well-presented TWO BEDROOM FIRST FLOOR PERIOD APARTMENT in a GRADE II LISTED BUILDING with a PRIVATE BALCONY. Sold with SHARE OF FREEHOLD.

Occupying the first floor of a Grade II Listed building, this beautifully presented apartment combines period charm with contemporary living. Characterful features, including high ceilings and good proportions, enhance the sense of space and light throughout. The bright and airy living room is a particular highlight, centred around an original marble fireplace and benefiting from floor-to-ceiling sash windows that open directly onto a private balcony. The separate contemporary kitchen also enjoys access to the balcony and is fitted with sleek handleless cabinetry, offering an excellent range of storage and generous worktop space.

The principal bedroom is a spacious double, while the second bedroom provides flexibility as either a guest bedroom, home office, or study. A modern bathroom, fitted with a classic white suite, completes the accommodation. The property also benefits from additional internal overhead storage space and a communal underbuilding storage area.

Offering an appealing blend of historic character, modern finishes, and outdoor space, this is a highly desirable city-centre apartment.





### The Local Area

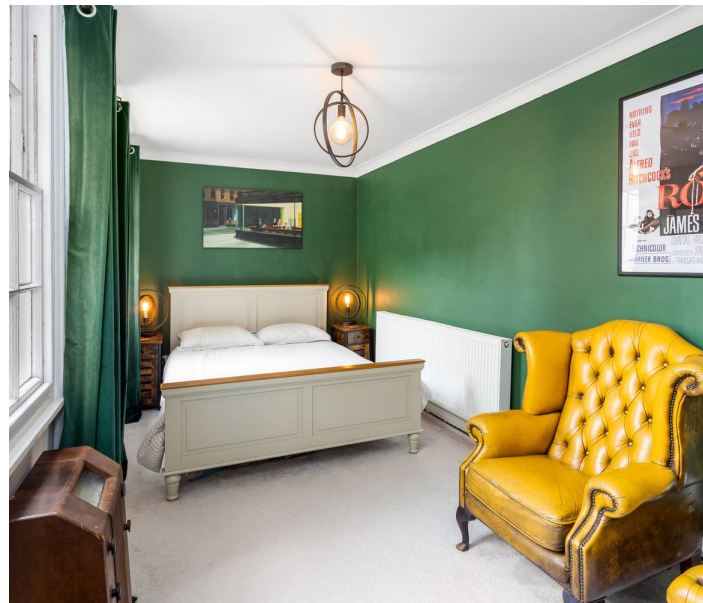
Waterloo Street is only moments from the seafront and Hove Lawns, together with the green open spaces of Brunswick Square, Palmeira Square and St. Ann's Well Gardens. It's also a pleasant stroll along the promenade to the recently upgraded Hove Beach Park, offering padel, tennis, beach volleyball, and a skate park, as well as plenty of choices for eating and drinking. When it comes to shops, bars and restaurants, there's no shortage of choice as the amenities of Church Road, Western Road and Brighton's famous Lanes are all only moments away. Offering everything from high street and independent stores to unique cafes and coffee shops, everything you need is right on your doorstep. 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. Hove and Brighton train stations are both just over a mile away, providing convenient, regular mainline links for commuters.

### The Local Area Cont'd

Rated Outstanding, Hove Infant and Junior School is just a five-minute walk away, along with Brunswick Primary School and the independent school, Brighton Girls. Brighton, Hove & Sussex Sixth Form College is also within easy reach.

### Further Information

Waterloo Street is located in parking zone M. The council tax band is B, which is currently charged at £2,006.23 for 2026/27. EPC Rating - D Council Tax - B Parking Zone - M Broadband & Mobile Phone Coverage - Prospect 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 & OUTGOINGS Tenure: Share of Freehold Unexpired term on lease - 955 years Service Charge - £1,726.50 pa This information has been provided by the seller. Please obtain verification via your legal representative.

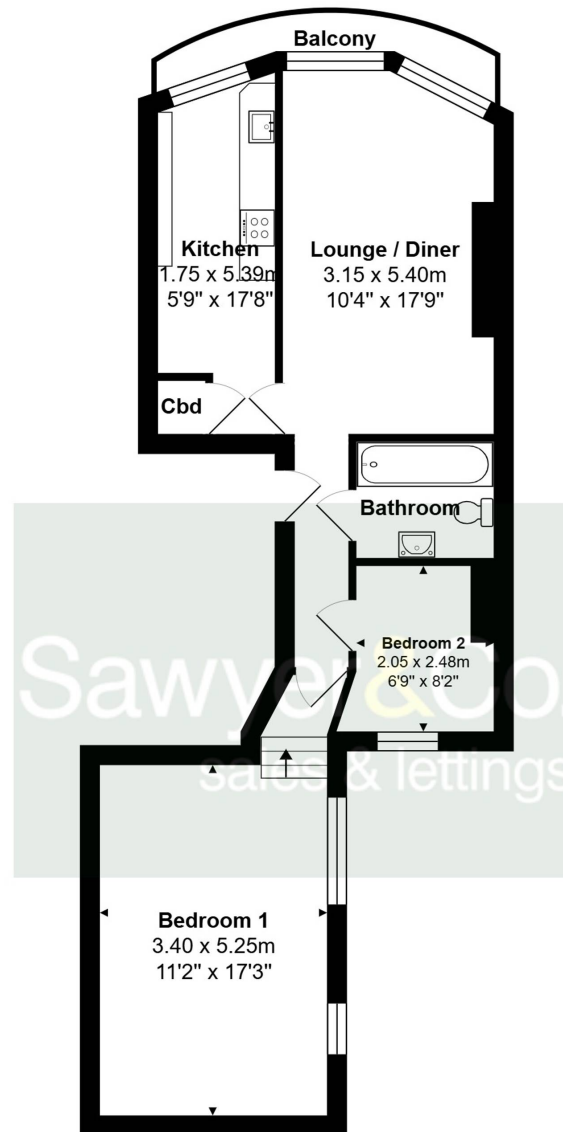












Total Area: 57.9 m<sup>2</sup> ... 623 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co– Hove

52 Church Road, Hove – BN3 2FN

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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.