



Livingstone Road, Hove, BN3 3WL

£240,000



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- Lower Ground Floor Apartment
- No Chain
- South Facing Rear Garden
- Modern Kitchen and Shower Room
- Double Bedroom
- Great Central Location
- Walking Distance to Cafes and Restaurants
- Close to Hove Station and Seafrost

Very well presented lower ground floor apartment offered for sale with no onward chain, your own private entrance and a south facing rear garden. Great central location close to cafes, restaurants and Hove station. Ideal first time buy or buy to let.





This beautifully presented one bedroom apartment offers a fantastic opportunity to acquire a home in a popular and convenient location. Ideal for a first time buyer, downsizer, or as an investment, this property provides comfortable living spaces and easy access to local amenities.

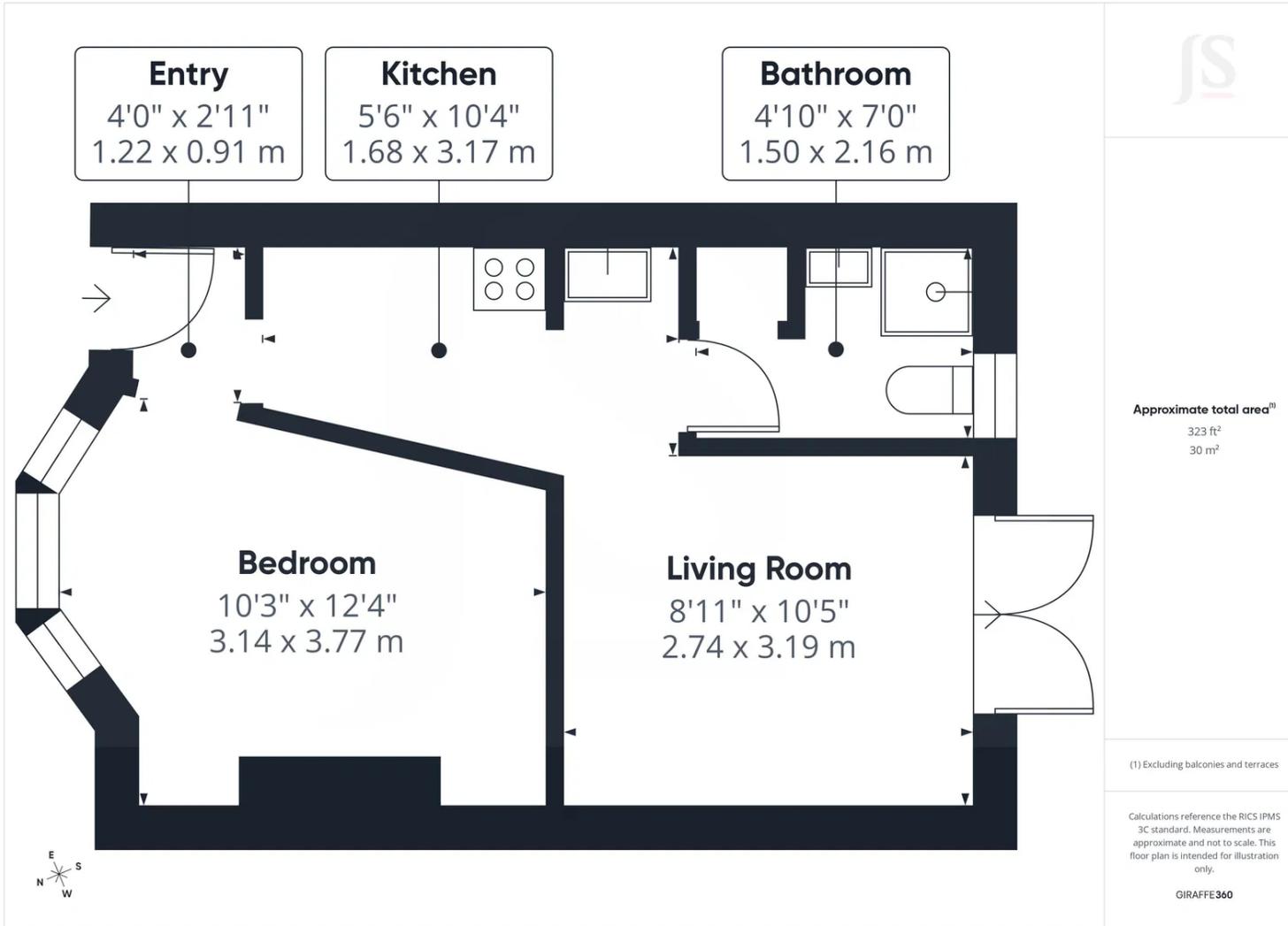
### **INTERNAL/EXTERNAL**

The property features a bright and inviting reception room, offering ample space for both relaxation and dining, making it a versatile area for everyday living. The modern well appointed kitchen is designed for efficiency and convenience, providing all the essentials for modern life. The comfortable bedroom offers a peaceful retreat, whilst the shower room is neatly presented, providing a functional space for daily routines. To the rear, the property boasts a delightful south facing rear patio garden, perfect for outdoor dining, entertaining, or simply enjoying the sunshine. This low maintenance space offers a lovely private area. An additional benefits is that the apartment has it's own private entrance.

### **LOCATION**

Located centrally the property benefits from excellent access to local shops, eateries, and public transport links, including nearby bus routes. Brighton & Hove centre's, with its comprehensive range of amenities, cultural attractions, and mainline railway stations, are all within easy reach, offering direct services to London and beyond. The vibrant local area provides a blend of convenience and community.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.