



8 Somerhill Road  
Hove, BN3 1RN



# 8 Somerhill Road

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**Offers over £397,000**

Occupying the ground floor of this attractive period building, this beautifully presented two-bedroom apartment enjoys its own private entrance and secluded courtyard garden. Thoughtfully designed and tastefully styled throughout, the property offers a superb location and stylish accommodation.

The home comprises a bright and spacious open-plan kitchen, dining, and living area which forms the heart of the home. The sleek modern kitchen is fitted with integrated appliances and generous storage, while large doors open directly onto the private garden, creating a lovely flow of natural light and offering an ideal space for entertaining.

There are two well-proportioned bedrooms, including a principal bedroom with built-in storage and walk-in wardrobe, alongside a second bedroom ideal for guests or as a home office. The stylish bathroom features contemporary fittings and a rainfall shower.

Outside, the private walled garden is finished with attractive paving and low-maintenance planting, providing a peaceful spot to relax or dine al fresco. From here there is access to a garden studio/office which leads into a helpful storage space.

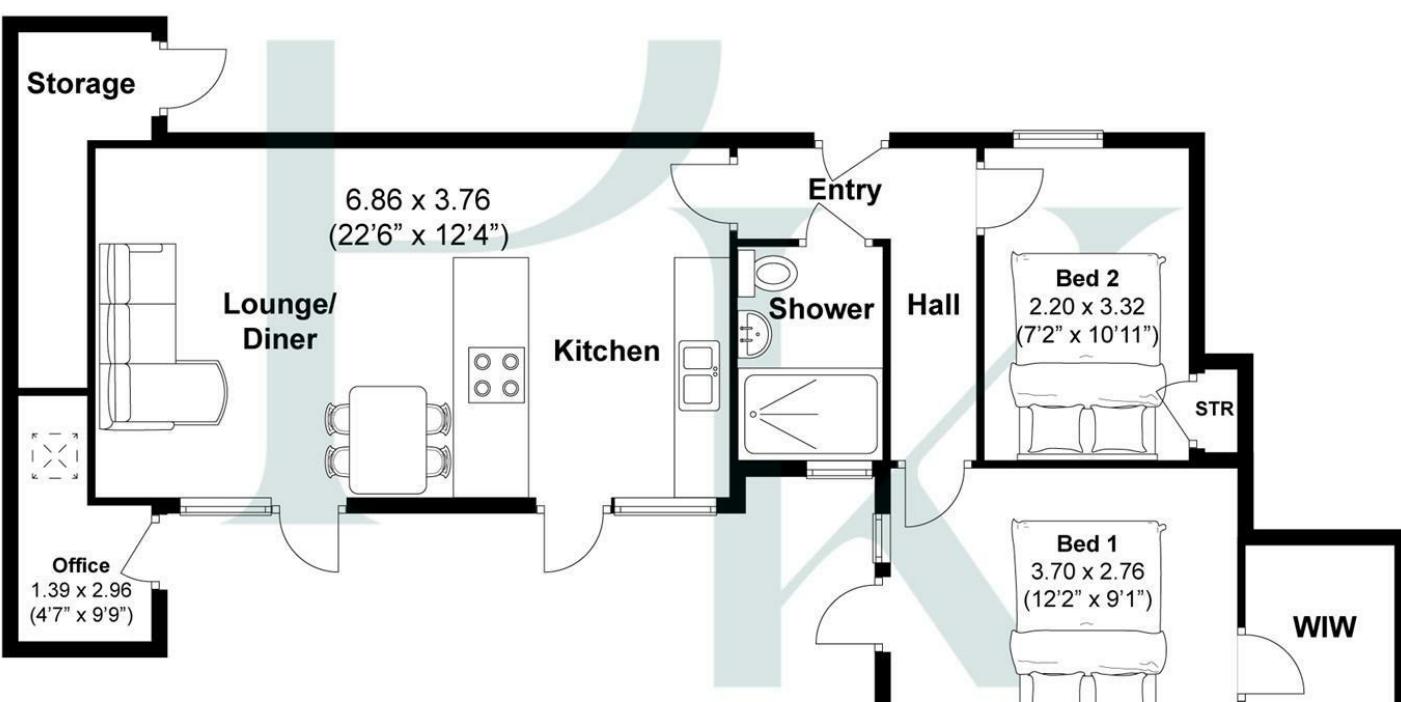
Somerhill Road is a highly desirable residential address within walking distance of Hove seafront, St Ann's Well Gardens, and the vibrant range of shops, cafés, and restaurants along Western Road and Church Road. Hove and Brighton stations are also close by, offering excellent commuter links.

This exceptional apartment would make a perfect home for professionals, downsizers, or those seeking a stylish retreat in one of Hove's most sought-after locations.



## Somerhill Road, Hove

Approximately 64 sqm (689.8 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	76	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

# Pearson Keehan