



Seafield Road, Hove, BN3 2TN  
**£450,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Seafield Road, Hove, BN3 2TN

**£450,000**

A bright and spacious three-bedroom flat occupying the first floor of an attractive period building, ideally positioned in central Hove just a short walk from the seafront. The property retains a number of period features and is offered for sale with no onward chain and a share of freehold. Early and internal inspection is highly recommended.





## Further Information

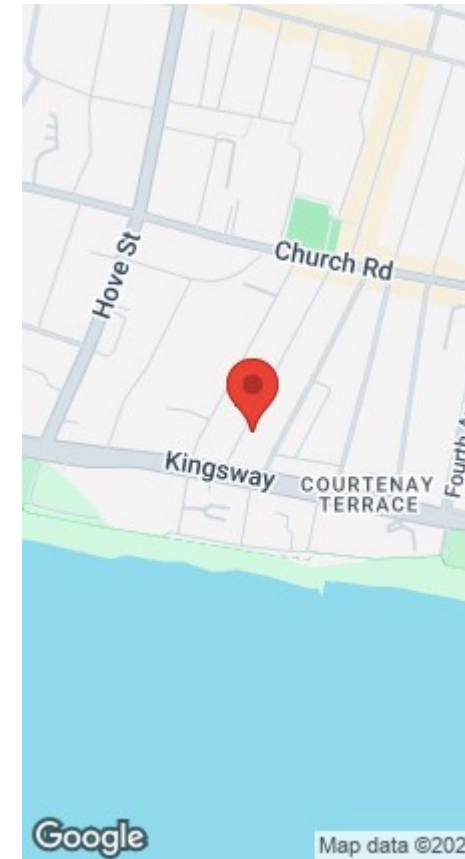
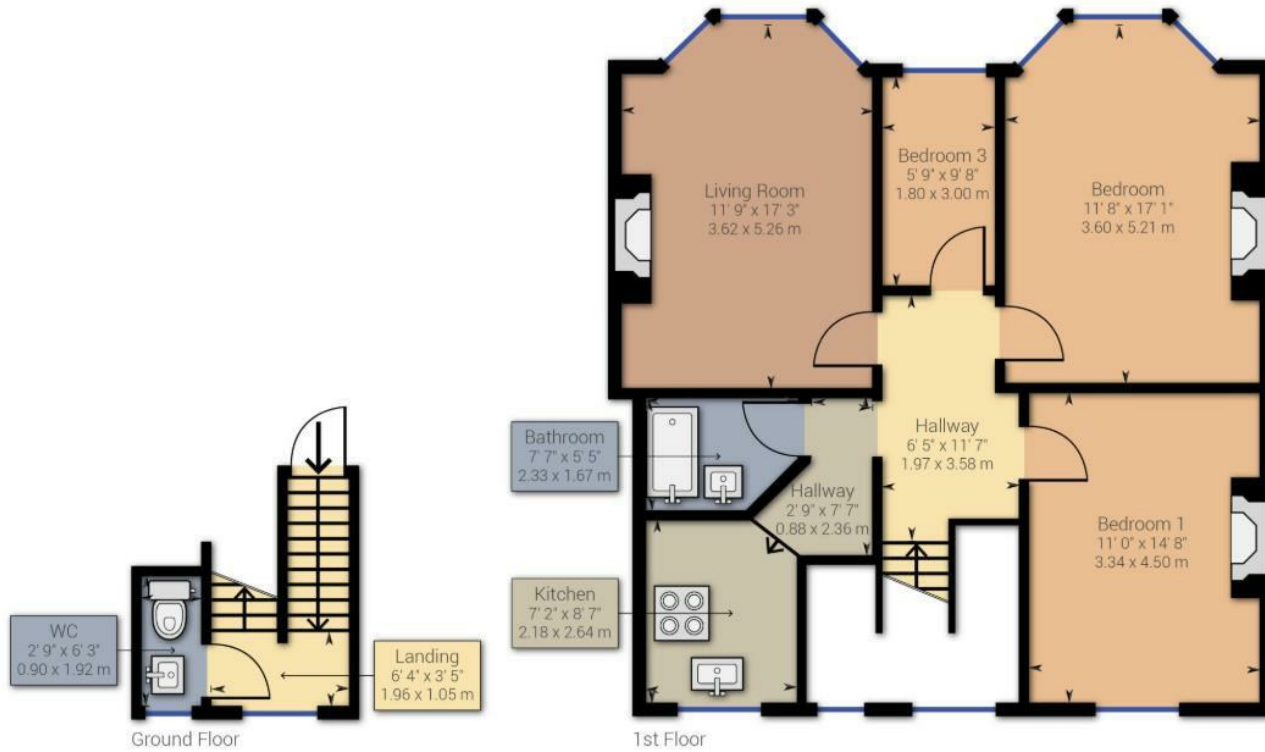
The accommodation comprises a cloakroom, generous landing area, kitchen, bathroom, and a bright west-facing living room with a feature fireplace and bay window. There are two excellent double bedrooms, both with feature fireplaces, and a third bedroom. The flat offers well-proportioned accommodation throughout and further benefits from direct access to the loft, providing excellent storage space.

Seafield Road is well positioned in central Hove, just moments from the seafront and a short walk to Church Road and George Street, where there is a great mix of independent shops, cafés and everyday amenities. Hove mainline station is within easy reach, offering direct links into London, and there are regular bus routes close by, making it a practical and well-connected spot.



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Approximate net internal area: 873.29 ft<sup>2</sup> / 81.13 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

## SELLING SOMETHING SIMILAR?

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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