



Sackville Road
Hove

HEALY
& NEWSOM

EST. 1990





Sackville Road, Hove, BN3 3WF

Offers in excess of £275,000

A delightful ground floor garden apartment, offering the perfect blend of modern living and classic character. This spacious property features an inviting reception room, perfect for relaxation or entertaining guests, a double bedroom, kitchen and bathroom, making it an ideal choice for individuals or couples seeking a comfortable home.

This flat is in need of modernisation, allowing you the chance to personalise and enhance the space to suit your tastes and lifestyle. One of the standout features of this flat is the great size rear garden, providing a lovely outdoor space for relaxation or entertaining. The property is sold with no onward chain and includes a share of the freehold, offering added convenience and security for prospective buyers.

This property presents an excellent opportunity for those looking to embrace the Hove lifestyle in a charming and well-located flat, making it an ideal choice for both first-time buyers and investors alike. Embrace the potential of this flat and transform it into a stylish home that reflects your unique vision.

As you enter, you will be greeted by a welcoming reception room that features exposed wood flooring, adding a touch of warmth and elegance. The flat benefits from gas central heating and double glazing, ensuring a cosy atmosphere throughout the year. The kitchen has a south facing window and a door opening to the private rear garden, this home also retains some charming original features that enhance the property's appeal.

The private rear garden is perfect for enjoying the fresh air or entertaining guests, there is rear secure gated access leading to Livingstone Road so ideal access for storing bikes and removal of garden waste. There is a large storage unit and a further smaller shed, excellent for keeping garden furniture dry during the winter months.

Location

Location is key, and this flat does not disappoint, situated in an exceptionally convenient location, less than half a mile away from Hove mainline station with two fast links to London each hour; the city centre of Brighton is easily accessible by bus with approximately one bus leaving the area every three minutes. Hove Museum and Art Gallery are close by in New Church Road and less than half a mile to the south is Hove's vibrant seafront and promenade, offering a wonderful array of shops, cafes, and recreational activities.

The main local shopping district is located in Church Road, George Street and Blatchington Road, which is also less than a mile in distance, a variety of independent and high street chain establishments, local bar's, eateries and restaurants are to be found here. Hove Park (40 acres) is under half a mile away and Hove Cricket Ground is 0.6 miles in distance.

Additional Information

EPC rating: C - Internal measurement (according to EPC): 560 Square feet / 52 Square meters

Tenure: Share of Freehold - 990 years remaining on the Lease

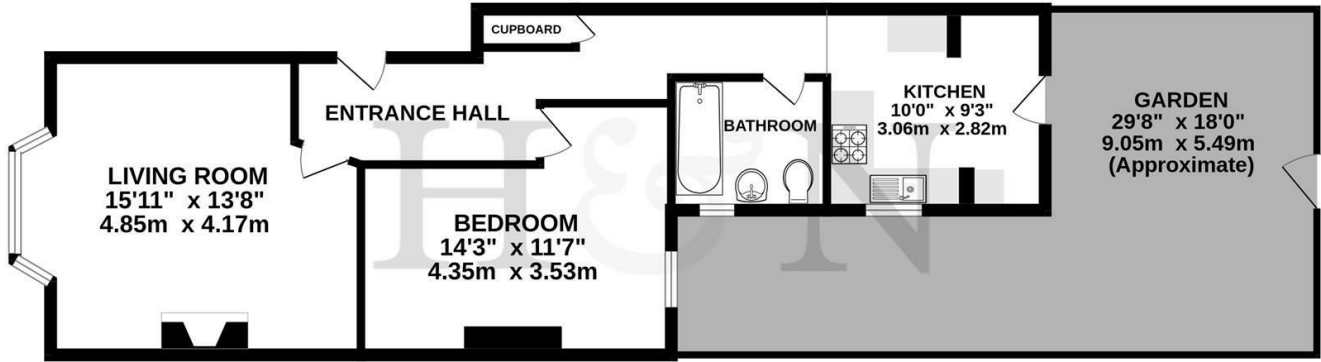
Maintenance charges: Ad hoc basis, self managed, 40% split of total outgoings (as advised by our client)

Ground rent: £50 per year

Council tax band: B

Parking zone: N

GROUND FLOOR



TOTAL FLOOR AREA : 560sq.ft. (52.0 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 an 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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