



43 Vallance Gardens

Hove, BN3 2DB

Asking price £225,000

A bright and well-proportioned first floor flat set within a Victorian conversion just minutes from Hove seafront.

Located just off the main thoroughfare of lively Church Road, Hove station is also within easy reach so would be perfect for a commuter. Redecorated throughout in neutral tones and grey carpets, the flat also features a separate kitchen with ceramic hob, under counter fridge and plumbing for a washing machine. The living room has lovely large windows allowing plenty of light in. Ample double bedroom with fitted wardrobes. White tiled bathroom with shower over the bath. Electric heating. EPC Rating E.

Vallance Gardens is a quiet wide tree lined road ideally located in central Hove with both the beach and all the facilities of Church Road with its abundance of quality independent restaurants, artisan bakeries, bars etc a short walk away.

Vallance Gardens has an amazing sense of community feel as many families have lived in the road for many years.



- First Floor Flat
- Chain Free
- Great location
- Bathroom
- x1 Double Bedroom
- Close to Hove seafront
- Separate Kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



VALLANCE GARDENS

Approx. Gross Internal Floor Area = 43.31 sq m / 466.18 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



FIRST FLOOR

Approximate Floor Area
 466.18 sq ft
 (43.31 sq m)

