

PHILLIPS & STILL



Glendale Road, Hove, BN3 6ES

Asking Price of £500,000

- A Beautifully Presented & Extremely Spacious First & Second Floor Maisonette Conversion
- Three Double Bedrooms + A Fourth Single Bedroom / Office
- Stunning Open Plan Bay Fronted Lounge / Diner & Refitted Kitchen With Breakfast Bar
- Huge In-Eaves Storage / Utility Room
- Brand New Boiler, Soundproofing & Flooring
- Share Of Freehold
- Wealth Of Built-In Storage
- Superb Central Hove Location



Property Description

Here we have a spacious and light period maisonette that occupies the entire first & second floor of an attractive period building in central Hove. Glendale Road is a peaceful tree lined residential road with the hustle & bustle of the City centre within very close reach. Step out of your front door and you're just a short walk from everything you could need...local shops, supermarkets, fine restaurants, delis, bars and trendy coffee shops. In addition to these amenities, Hove railway station is also just around the corner making this flat ideally positioned for anyone who commutes to Gatwick or London.

The first thing to strike you upon entering the flat will be the feeling of space as you have high ceilings throughout and each room is of a very good size. With a ground floor entrance, first floor accommodation comprises of a spacious landing, a large sunny bay fronted lounge / diner with feature fireplace which opens to the refitted kitchen with integrated dishwasher & breakfast bar. The open plan arrangement makes it the perfect place for entertaining friends & family as well as sitting down for meals together and relaxing in. You then have a modern bathroom, occasional bedroom or ideal study / office currently used as a walk-in wardrobe, and the bay fronted master bedroom with a peaceful rear outlook.



To the second / top floor is an extremely handy, huge in-eaves storage room with Velux windows, power & plumbing for utilities, and two further double bedrooms. Both of these benefit from built-in wardrobes and the larger bedroom features a modern en suite shower room.

Other benefits of this beautifully presented, redecorated home include gas central heating, a new boiler, soundproofing throughout and a share of the Freehold so it is ready for someone to pack their bags & move straight into! Living here will definitely be exciting and you'll be certain of experiencing Brighton & Hove's cosmopolitan lifestyle to the full!



Accommodation

GROUND FLOOR

Entrance with stairs rising to:

FIRST FLOOR

LANDING

BAY FRONTED LOUNGE / DINER

16' 4" x 15' 1" (4.98m x 4.6m)

REFITTED KITCHEN

11' 1" x 9' 6" (3.38m x 2.9m)

With breakfast bar

BATHROOM

STUDY / OFFICE

7' 10" x 7' 6" (2.39m x 2.29m)

BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3m)

SECOND FLOOR

IN EAVES STORAGE ROOM

With 2 Velux windows, plumbing & power for utilities

LANDING

BEDROOM TWO

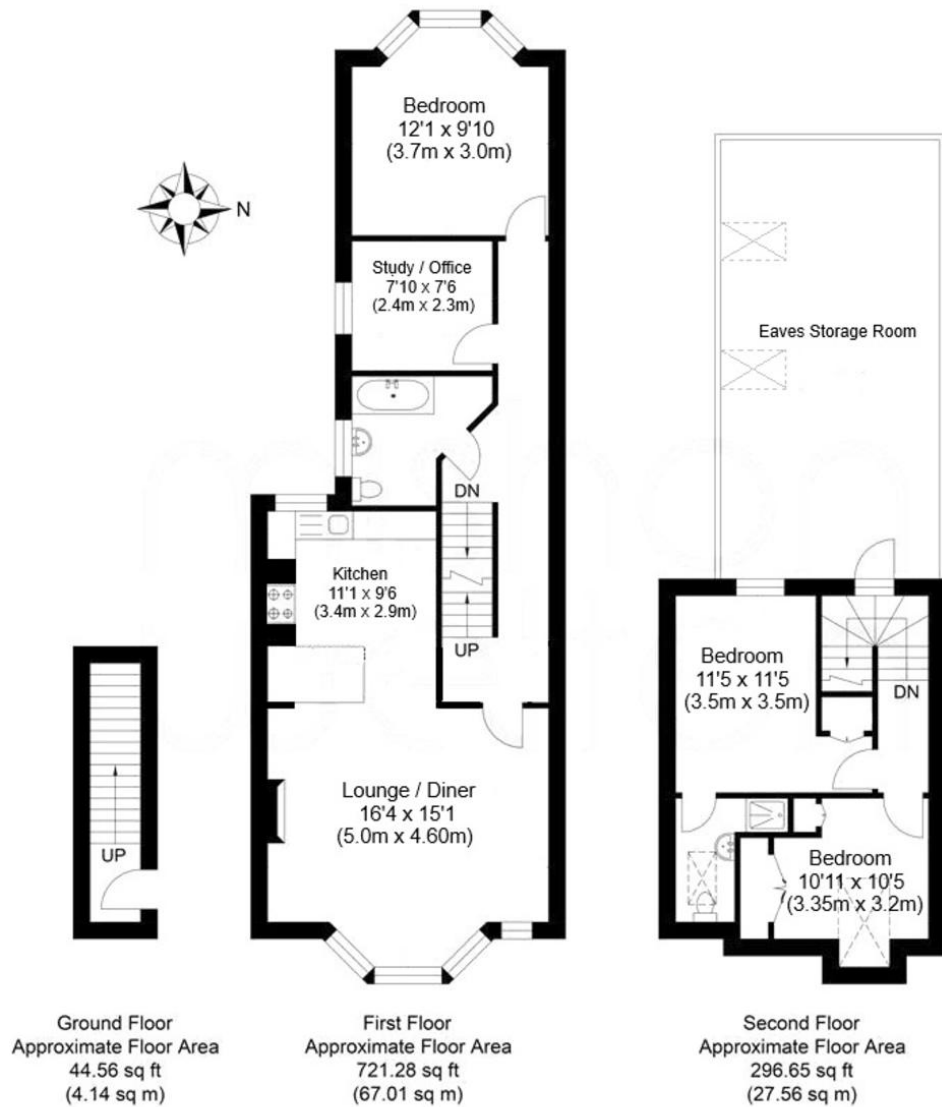
11' 5" x 11' 5" (3.48m x 3.48m) With built-in wardrobe

EN SUITE SHOWER ROOM

BEDROOM THREE

10' 11" x 10' 5" (3.33m x 3.18m)

With built-in wardrobes



TOTAL APPROXIMATE AREA: 1073.27 SQ. FT. (99.71 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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