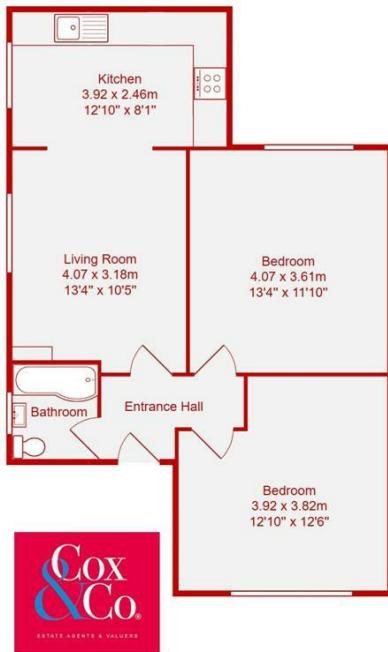




- Immaculate First Floor Apartment
- Double Glazing
- Great Location
- Modern Kitchen
- Two Large Double Bedrooms
- Leasehold With Right To Manage
- Close To Portslade Mainline Train Station
- Spacious Living Room

## Hallyburton Road, Hove

Price: £280,000 Leasehold



**Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Situated in a quiet and sought-after area of Hove, this beautifully presented two-bedroom first floor apartment offers generous living space, excellent natural light, and superb convenience with Portslade Mainline Station just a short walk away.

As you enter the apartment, you're welcomed by a central hallway that leads to all rooms. The bright and spacious living room is the heart of the home, featuring large windows that flood the space with natural light. It seamlessly flows into a pristine, modern kitchen with ample worktop space and plentiful storage – ideal for both everyday use and entertaining.

Both double bedrooms are generously proportioned and continue the theme of natural light and immaculate presentation, thanks to large windows in each room. The bathroom, also accessed from the hallway, includes a shower over bath, WC, and wash basin.

This apartment is offered as a leasehold with approximately 110 years remaining and benefits from Right to Manage, giving leaseholders direct control over the management of the building. This allows for a more cost-effective and transparent approach to maintenance and upkeep.

Located in a peaceful part of Hove, the property offers excellent transport links and is ideally positioned for access to local amenities, green spaces, and the seafront.

An ideal home for first-time buyers, professionals, or those looking to downsize.

Leasehold - 110 years remaining.

Service Charge - £800 Per Year

Ground Rent - £200 Per Year

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		