



Total Area Approx 431.00 sq ft

Flat 3, 16, Silverdale Avenue, Hove, BN3 6FF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In Excess Of £250,000
Leasehold - Share of Freehold

Flat 3, 16, Silverdale Avenue Hove BN3 6FF

Offered with no onward chain, John Hilton's are proud to present this charming period conversion which forms part of an imposing Edwardian House. Enjoying an incredibly quiet and peaceful position in this highly desirable residential location, this one-bedroom ground floor flat ticks three important boxes - private entrance, share of freehold, and private courtyard garden. The modern, neutral interior scheme offers an open-plan lounge-dining-kitchen area with integrated appliances, a well-fitted bathroom complete with tub and opening window, bedroom with walk-in closet and access onto the private courtyard, and utility cupboard with space and plumbing for washing machine and tumble dryer.

Approach

Pathway leading to private front door with outside light.

Entrance Hall

Coved ceiling with inset downlights and directional spotlights on track, built-in coat cupboard with shelf, light oak-effect laminate flooring. Door into built-in utility cupboard offering space and plumbing for washing machine, with high-level shelving, electric consumer unit, coved ceiling, inset downlights, and extractor.

Kitchen/Dining/Living Room

4.94m x 4.10m (16'2" x 13'5")

Kitchen area offers a range of matching wall and base units to include integrated slimline dishwasher and fridge freezer, and wall-mounted combi boiler. Granite work surfaces with part-tiled splashbacks extend to include an under-mounted stainless steel sink with mixer tap and four-ring gas hob with electric oven under and extractor fan over. Coved ceiling with directional spotlights on track, inset downlights, radiator, and light oak-effect laminate flooring, with twin bay windows to front courtyard from living/dining area.

Bedroom

3.60m x 2.63m (11'9" x 8'7")

Double-glazed window to front with radiator under, coved ceiling with inset downlights and twin wall-mounted uplights, door into walk-in closet.

Bathroom

Obscure double-glazed window to side, three-piece white bathroom suite comprising panel-enclosed P-shaped shower bath with mixer taps, electric shower over and part tiled surround, contemporary style wash hand basin set on pedestal with mixer tap, and low-level WC. Coved ceiling with inset downlights, extractor fan and vinyl tiled floor.

Courtyard Garden

Laid to pebble shingle with access back onto street.



- NO ONWARD CHAIN
- Period Conversion
- Share of Freehold/Long Lease
- Private Entrance
- Private Courtyard Garden
- Kitchen with Integrated Appliances
- Bathroom with Tub & Openable Window
- Quiet & Peaceful Location
- Desirable Neighbourhood
- Close to Seven Dials

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(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	

Council Tax Band: B