



- A Wonderful Lower Ground Floor Period Conversion
- One Double Bedroom
- West Facing Bay Fronted Lounge / Diner With Working Feature Fireplace
- Spectacular Full Size West Facing Rear Garden
- Studio / Garden Room

Tisbury Road, Hove, BN3 3BL

Guide Price £250,000 - £275,000

Full Size Private West Facing Rear Garden | This impressive lower ground floor period conversion offers a West facing lounge / diner, one double bedroom with walk-in wardrobe and a spectacular private rear garden with studio / garden room. Viewings are highly recommended!



Property Description

High ceilings, private entrance, central Hove location AND a full size private rear garden with a studio / garden room...this impressive period conversion really does have it all!

Occupying the peaceful rear of the lower ground floor of an attractive yellow brick Victorian converted house, this property offers stylish living in the heart of central Hove so not only do you get a fabulous home, you also have yourself a fabulous address!

The flat is thoughtfully arranged with accommodation comprising of entrance hall, wonderful West facing bay fronted lounge / diner with feature working fireplace that opens onto the rear garden, separate kitchen, double bedroom area with walk-in wardrobe and a shower room. The spectacular full size private garden is West facing giving you beautiful sunshine from lunchtime into the evening with convenient side access handy for bicycles or paddles boards. The perfect place for a garden party or summer barbeque, it is a real sun trap and you have a choice of a large lawn or decked area to relax on, sunbathe, enjoy a little al fresco dining or let pets exercise out in as it is fully enclosed!

A large studio / garden room offers an extension of the living space or a handy home office separate from the main property with power & lighting and the flat is being sold with an extended lease & no onward chain.



Located in a popular and attractive road in central Hove, you are a stone's throw away from everything you could possibly need including Church Road with its' wealth of boutique shops, trendy bars, cafes, restaurants, gyms, beauty parlours, supermarkets & more. Picturesque Hove Lawns are also only a short walk away as well as reliable local bus routes and Hove railway station for any commuters.

Accommodation

LOWER GROUND FLOOR

Choice of 2 entrances: one via communal hallway + private gated side entrance

ENTRANCE HALL

WEST FACING BAY FRONTED LOUNGE / DINER

17' 1" x 12' 0" (5.21m x 3.66m) With working feature fireplace & doors opening onto rear garden

SEPARATE KITCHEN

6' 6" x 5' 5" (1.98m x 1.65m)

DOUBLE BEDROOM

11' 8" x 7' 6" (3.56m x 2.29m) With walk-in wardrobe

SHOWER ROOM

OUTSIDE

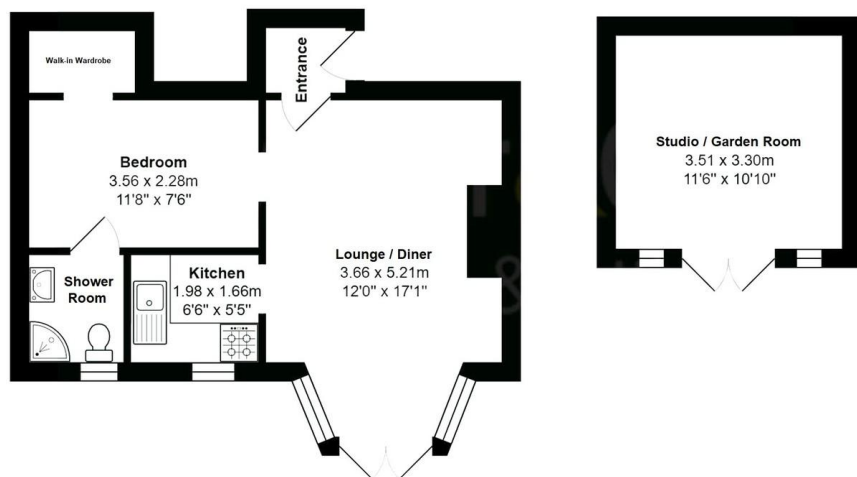
SPECTACULAR WEST FACING PRIVATE REAR GARDEN

Full size with a large lawn & decked area

GARDEN ROOM / STUDIO

11' 6" x 10' 10" (3.51m x 3.3m)





Internal Area approx.: 388 sq.ft / 36 sq.m.
Studio / Garden Room Area: 125 sq.ft. / 11.6 sq.m.
TOTAL AREA: 513 SQ.FT. / 47.6 SQ.M.

Picture this...



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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