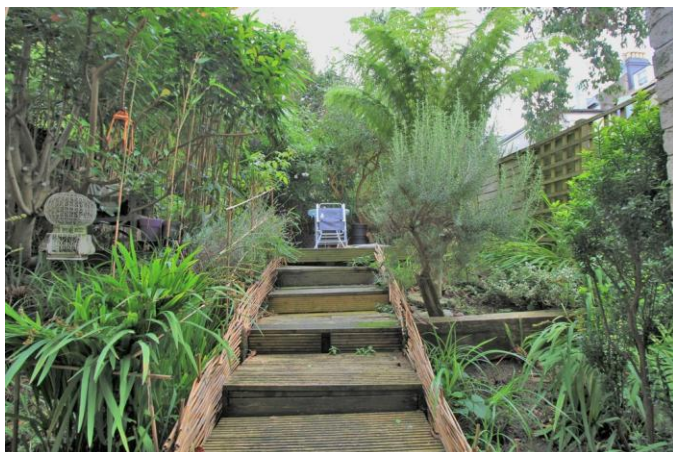


PHILLIPS & STILL

Tisbury Road, Hove

Offers over £350,000



- An Extremely Spacious Lower Ground Floor Conversion
- Two Large Double Bedrooms
- Spacious Open Plan Bay Fronted Lounge / Diner & Kitchen
- Wonderful Private Rear Garden

To view all our homes: phillipsandstill.co.uk



Lower Ground Floor Flat, 6a Tisbury Road, Hove, BN3 3BA

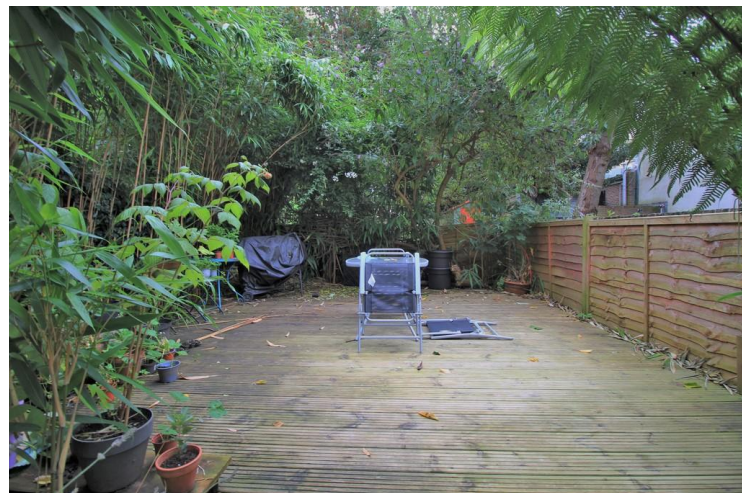


This property is all about location, location, location! Tisbury Road is one of central Hove's top addresses, you are just moments from the hustle & bustle of Church Road as well as being just a short stroll from Hove's famous seafront. The road is well known for its attractive architecture and impressive properties, and this spacious lower ground floor with its' own private street entrance and large private rear garden makes no exception.

Once inside the property the first thing to hit you is how spacious and airy the property feels coupled with how nicely the layout flows. A spacious entrance hall takes you first to the fantastic open plan bay fronted lounge / diner and kitchen with stripped wood floorboards where there is ample room for both lounge and dining furniture making it a fabulous and versatile space perfect for both relaxing and entertaining! The modern fitted kitchen has ample unit & storage space for all appliances as well as a solid wood worktop and breakfast bar areas.

Next along is the modern bathroom and two double bedrooms both benefiting from a peaceful rear aspect with double doors from the master bedroom taking you out onto the magnificent private rear garden. The garden is wonderful, secluded and leafy as well as fully enclosed making it safe for children & pets to play out in with a patio, decked area, flower beds and shrubs.

This is a great opportunity to purchase a well appointed flat in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. For anyone who commutes, both Brighton and Hove railway stations are also within easy reach. Living here really will allow you to fully experience the cosmopolitan Brighton & Hove lifestyle!



Accommodation

LOWER GROUND FLOOR

PRIVATE ENTRANCE

ENTRANCE HALL

OPEN PLAN BAY FRONTED
LOUNGE / DINER
19' 3" x 15' 7" (5.87m x 4.75m)
KITCHEN AREA

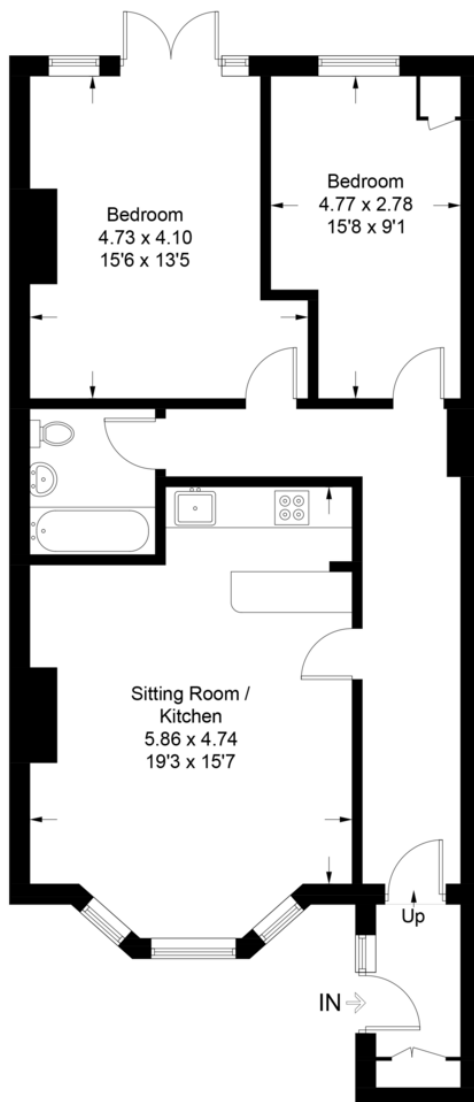
BATHROOM

BEDROOM TWO
15' 8" x 9' 1" (4.78m x 2.77m)
BEDROOM ONE
15' 6" x 13' 5" (4.72m x 4.09m)
OUTSIDE

FANTASTIC PRIVATE REAR
GARDEN

Tisbury Road, Hove, BN3 3BA

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C	70	

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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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