



121-123 Davigdor Road
Hove, BN3 1HS
Guide Price £500,000



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**** Guide Price £500,000 - £525,000 **** This beautiful 3 bedroom, 2nd floor apartment benefits from excellent natural light and is situated in this central Hove location close to 7 Dials shopping facilities and within a short stroll of Hove railway station. The property is located in this modern block which was built approx 6 years ago, and benefits from lift access. The property comprises: Inner hall with useful storage cupboards, open plan lounge with balcony and modern fitted kitchen with built in appliances, 3 double bedrooms (En-suite to the master) and a modern bathroom with white suite. Internal viewing is considered essential.

Location

Davigdor Road is a wide, treelined residential street which runs down from a continuation of the 7 Dials and through to Hove train station, offering direct lines into London and Gatwick airport. Centrally located in Hove with easy access to seafront and popular Church Road, with many of Hove's best cafes, bars, restaurants and shops.

Accommodation

All measurements are approximate.

Communal Entrance Hall

With a secure entry phone system and lift

Second floor

Inner Hallway

With a front door leading in. Security entry phone handset and radiator. Fitted cupboard housing 'Vent Axia' boiler with water tank beside. Space and plumbing for the washing machine and fuse box. Additional large fitted storage cupboard with slatted shelving (which the current owners call The Loft!) Recessed spotlights and 'Amtico' flooring.

Open Plan Lounge/Kitchen 23'6 max x 16'5 max (7.16m max x 5.00m max)

Lounge Area

An open plan, dual aspect room with double glazed window overlooking the side and a double glazed window and door overlooking and leading to the balcony, two radiators and 'Amtico' flooring.

Balcony 10'11 x 5'4 (3.33m x 1.63m)

A lovely balcony with safety balustrade and outside lighting.

Kitchen Area

A modern fitted kitchen with a range of wall and base units with worktop surface over. Inset stainless steel sink and drainer unit with mixer tap. Inset 4 ring electric hob with fitted oven below and cooker hood over. Integrated 'Bosch' dishwasher and fridge/freezer. Recessed spotlights and 'Amtico' flooring.

Master Bedroom 12'3 x 11'3 max (3.73m x 3.43m max)

With a double glazed window overlooking the rear. Radiator. Fitted wardrobe cupboard with hanging rail and shelf and sliding mirrored door. Door to En Suite.

En Suite Shower Room 7'5 x 4'9 (2.26m x 1.45m)

Fitted with a white suite to comprise a tiled shower cubicle with wall mounted shower fitment. Wash basin with mixer tap and low level W/C with concealed cistern and push button flush. Chrome 'Ladder Style' heated towel rail. Electric shaver point, recessed spotlights and 'Amtico' flooring.

Bedroom 3 12'7 x 10'4 (3.84m x 3.15m)

Being a dual aspect room with double glazed windows overlooking the rear and side. Radiator.

Bedroom 2 13'6 max x 11'5 max (4.11m max x 3.48m max)

Being a dual aspect room with double glazed windows overlooking the side and front. Radiator.

Family Bathroom 7'5 x 6'6 (2.26m x 1.98m)

A modern fitted white bathroom suite to comprise an enclosed panelled bath with wall mounted shower fitment and both

handheld and overhead 'Drench Style' shower heads and a glazed shower screen. Fitted wash basin with mixer tap and a low level W/C with a concealed cistern and push button flush. Tiled walls and electric shaver point. Chrome 'Ladder Style' heated towel rail and 'Amtico' flooring.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

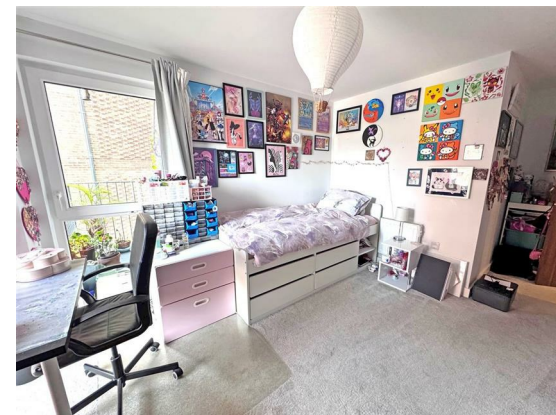
TENURE: We understand from our client that the property is leasehold.

MAINTENANCE: TBC

GROUND RENT: TBC

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

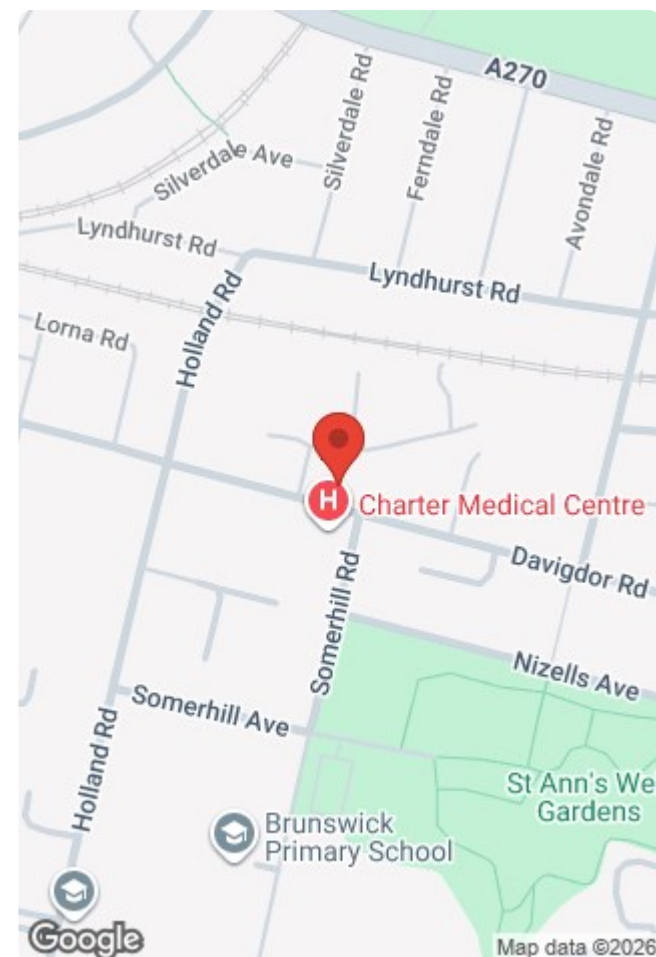
VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.





Total Area: 105.0 m² ... 1131 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		83			83

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating			
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
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