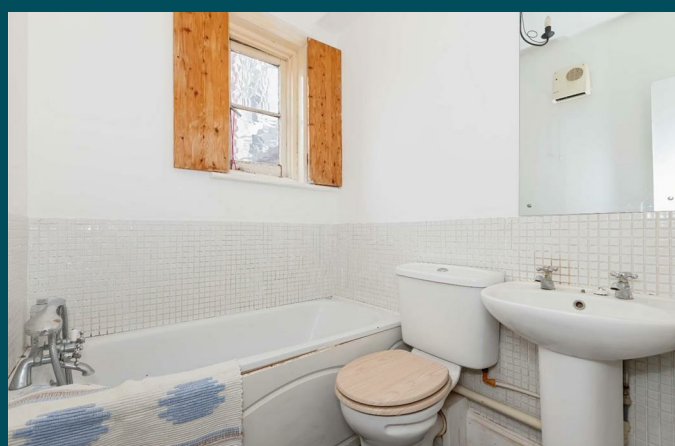
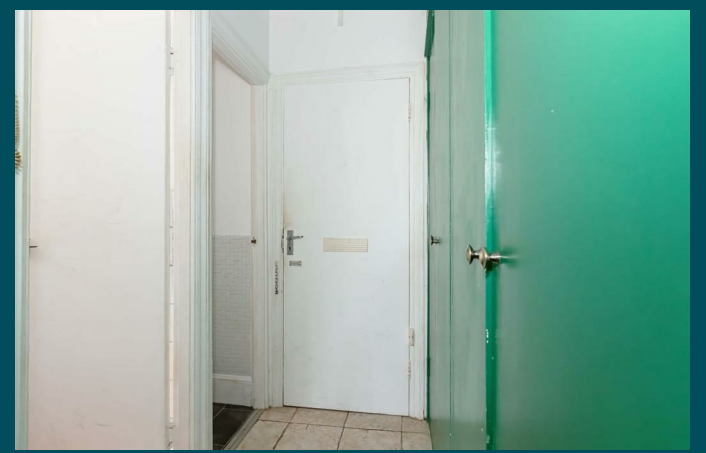
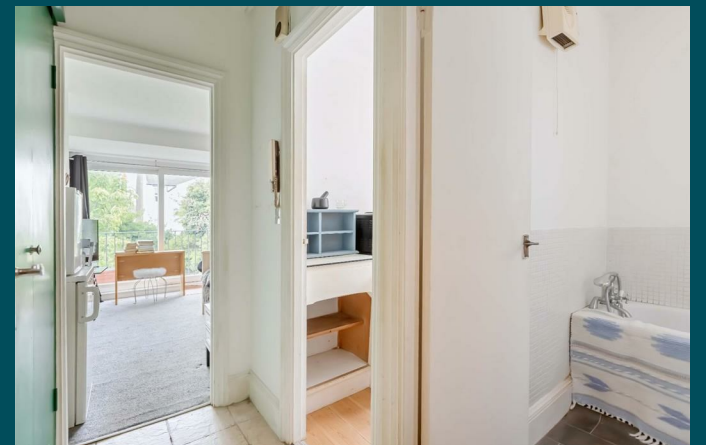




Flat 3, 7 Pembroke Crescent  
Hove, BN3 5DH



# Flat 3, 7 Pembroke Crescent

Hove, BN3 5DH

**Asking price £100,000**

This well-appointed, first floor, studio apartment is ideally positioned on the ever-popular Pembroke Crescent in Hove, just moments from the vibrant Church Road, the beautiful seafront and Hove railway Station.

The accommodation offers a bright and well-presented living space, complemented by a separate kitchen, bathroom, and the added benefit of a private balcony, perfect for relaxing outdoors.

Its sought-after location places you within easy reach of Hove Railway Station, making commuting simple, while Church Road and Portland Road are close by, offering an excellent mix of independent coffee shops, bars, restaurants, and boutique shops. The property is also just moments from Hove beach.

The property is sold with the added benefit of no onward chain.



## Floor Plan

Approx. 22.2 sq. metres (239.4 sq. feet)



Total area: approx. 22.2 sq. metres (239.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>66</b>
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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

Pearson  
Keehan