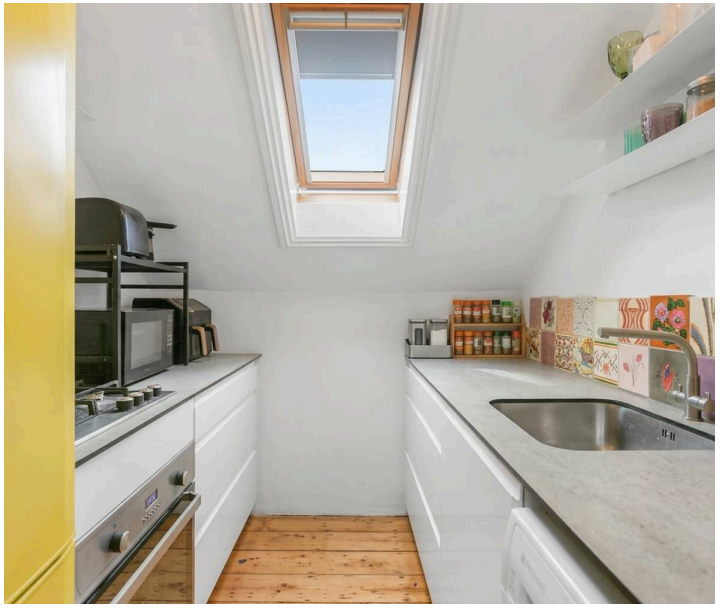


Flat 5, 12 Salisbury Road, Hove

Hove

£240,000







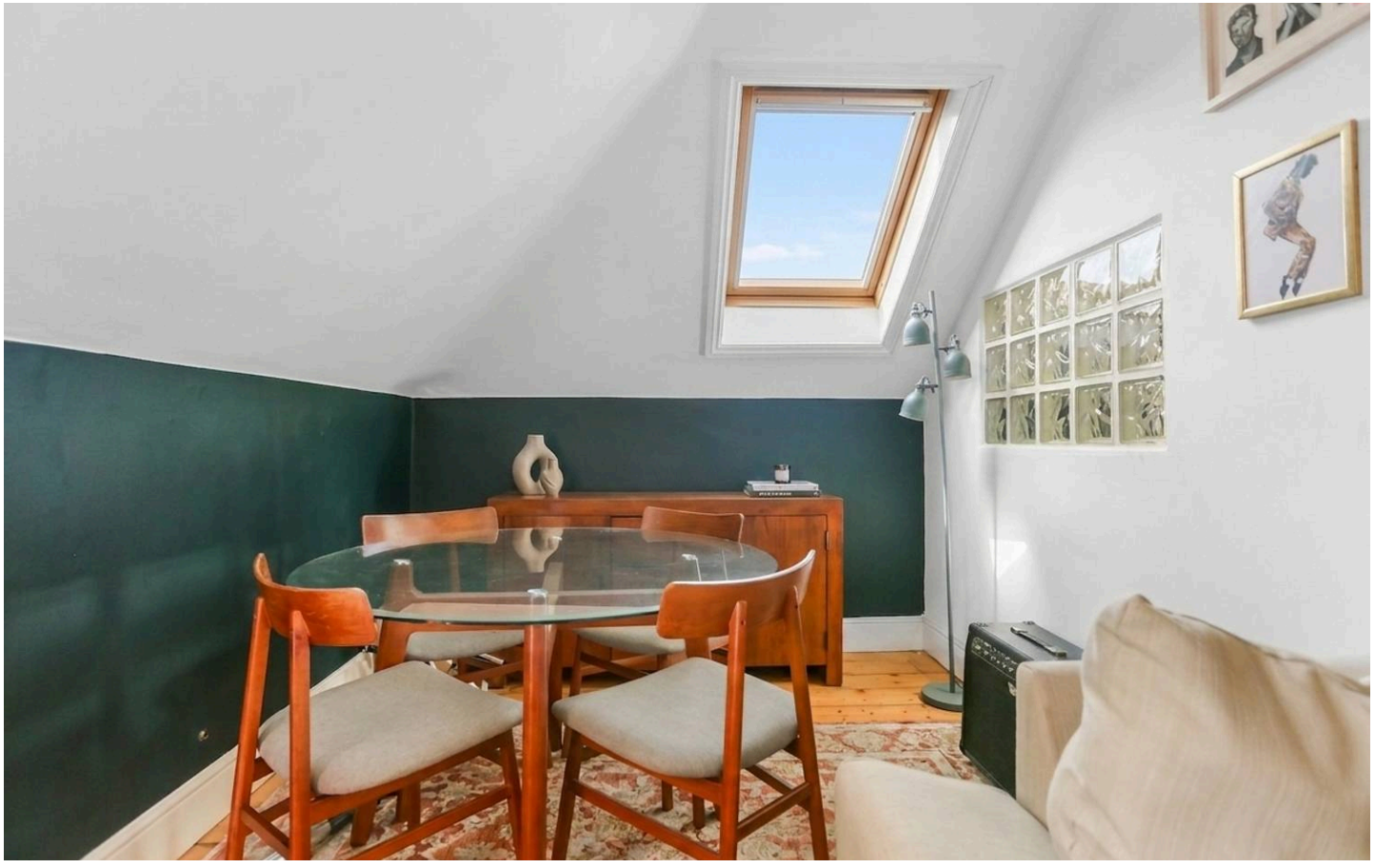
Flat 5

12 Salisbury Road, Hove

Located in the heart of Hove with excellent access to the seafront and amenities on Church Road, a spacious ONE DOUBLE BEDROOM, TOP FLOOR APARTMENT in a SEMI-DETACHED PERIOD BUILDING. Sold with SHARE OF FREEHOLD.

Occupying the top floor of a Victorian semi-detached property, this attractive apartment offers bright, well-proportioned accommodation throughout. The good-sized living/dining room opens into the separate modern kitchen with a glass-bricked internal window allowing natural light to filter between the two spaces. The spacious double bedroom features built-in shelving and an ensuite bathroom fitted with a bath and overhead shower.

Combining generous proportions with an excellent central location, this apartment is ideally positioned to enjoy Hove's vibrant café culture.







The Local Area

Positioned in a highly sought-after area of Hove, this attractive property enjoys exceptional convenience, being just moments from Hove mainline station, making it perfect for commuters. The famous seafront and the green open spaces of St Anne's Well Gardens, Hove Lawns, Palmeira Square, and Brunswick Square are all only a short walk from your door, and when it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of Church Road, Western Road and Brighton's famous South Lanes and North Laines can be comfortably accessed on foot, offering everything from high street to independent stores. Plenty of bus services in the city provide access to all parts of Brighton and Hove, as well as nearby outlying villages and up to Devil's Dyke.

Further Information

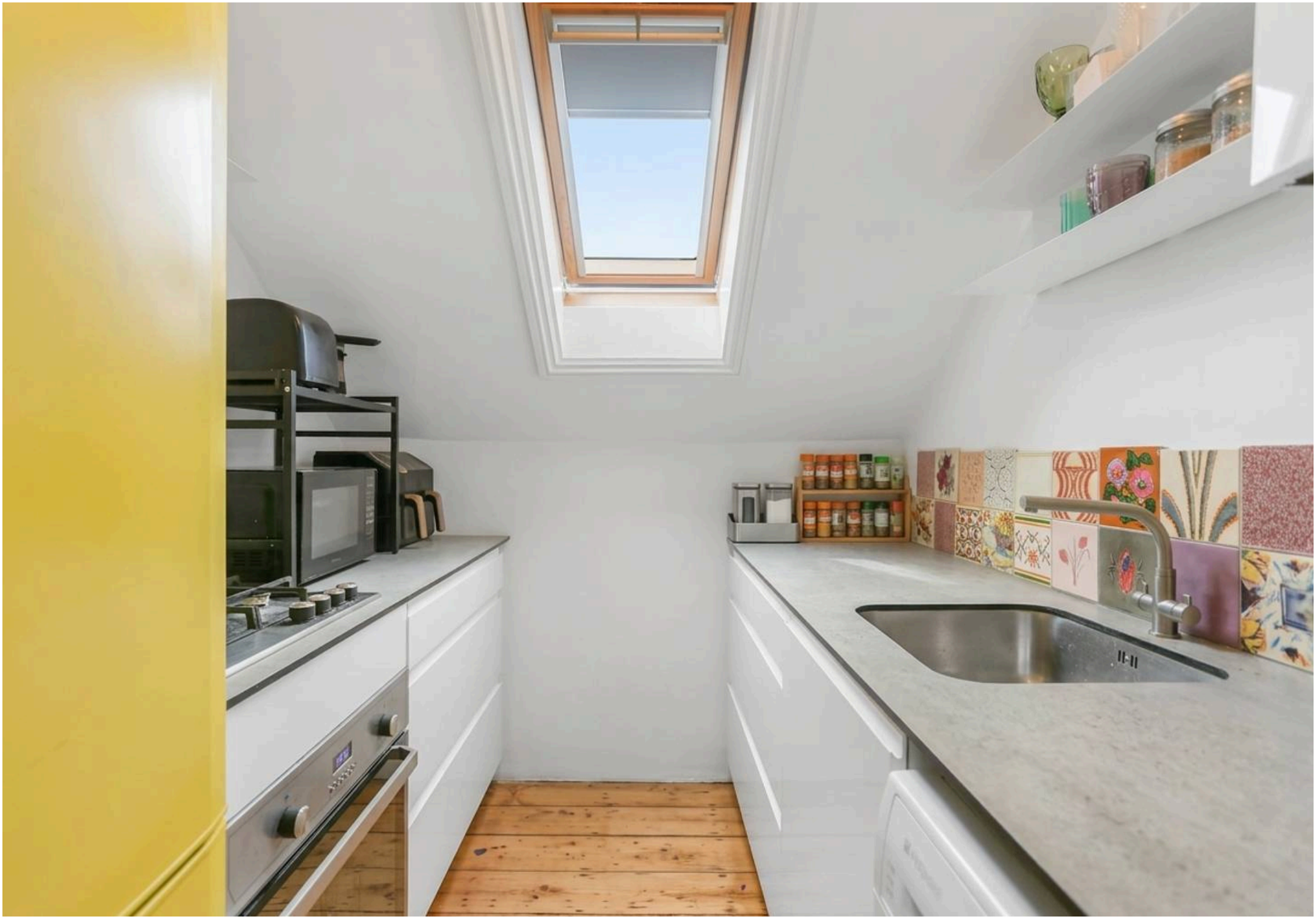
The property is situated in permit zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27. EPC rating - E. Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Tenure: Leasehold Unexpired term on lease - 87 years Please talk to Sawyer & Co for further information regarding lease extension Service Charge - £1,386.18pa Ground Rent - £150pa This information has been provided by the seller. Please obtain verification via your legal representative.








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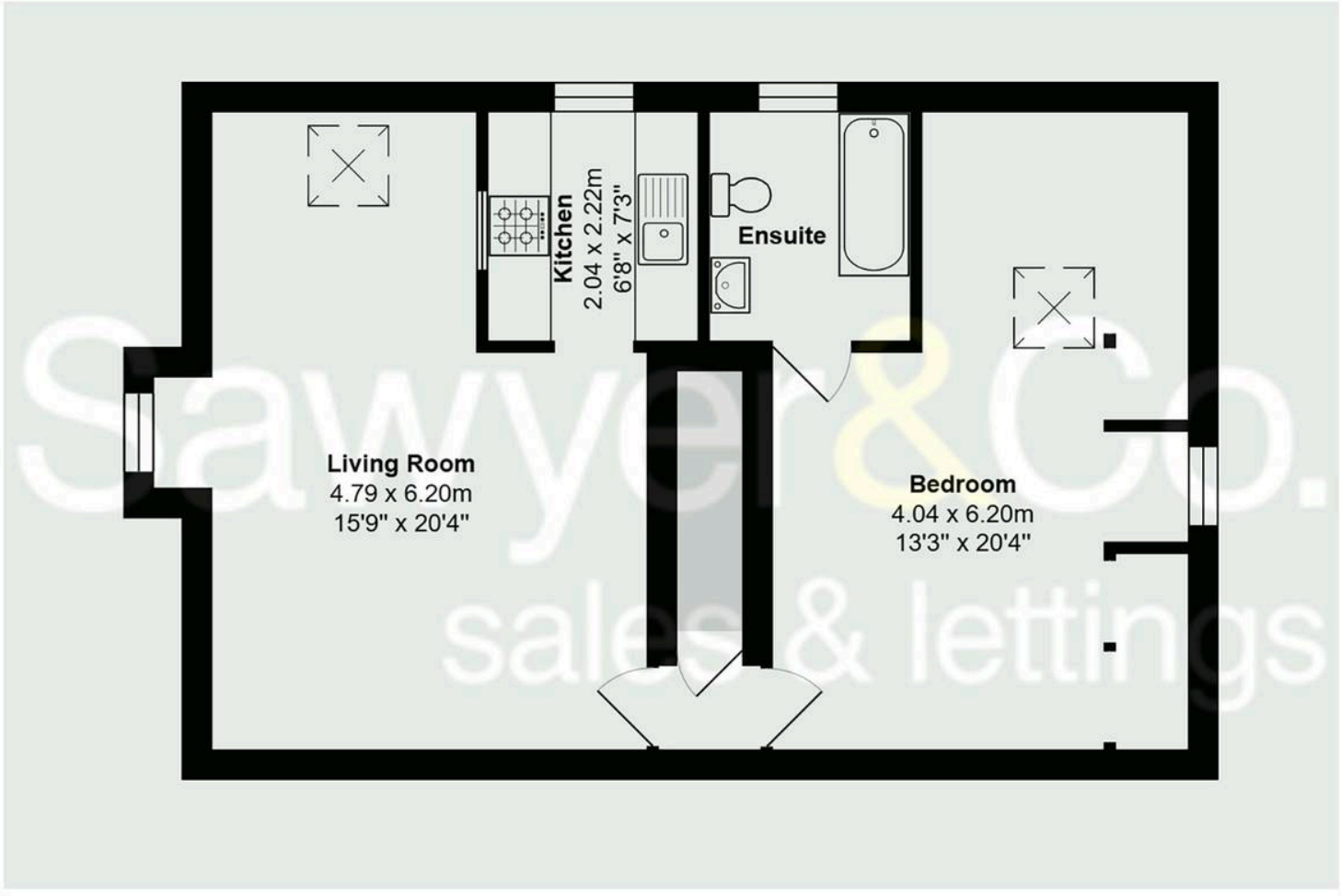












Total Area: 55.6 m² ... 598 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.