



Norton Road, Hove

East Sussex

Offers in Region of £550,000



## Norton Road, Hove

Located in the heart of Hove with excellent access to the seafront and amenities on Church Road, a well-presented TWO/THREE BEDROOM, TWO BATHROOM UPPER MAISONETTE in a PERIOD SEMI-DETACHED BUILDING with LARGE COMMUNAL GARDENS. Sold with SHARE OF FREEHOLD.

Sitting on the top floors of a Victorian semi-detached property, this spacious apartment offers well-proportioned and versatile accommodation. The bright and inviting living room features a focal fireplace and French doors opening onto the fire escape that leads to the communal gardens and provides an informal balcony.

A separate dining room with large sash windows and a working fireplace with a wood-burner provides flexibility to serve as an additional bedroom if required. This level also comprises a fully-fitted kitchen, a family bathroom and a separate W/C.

Upstairs, there are two double bedrooms, both offering space for walk-in wardrobes and one benefiting from a small balcony. There is also a modern shower room and useful extra eaves storage on this level.

Outside, the large communal garden is available to residents and is accessed through a coded gate. Despite its central Hove location, the apartment is lovely and quiet, offering the best of both worlds.





### The Local Area

Located in the heart of Hove, the vibrant café culture of Church Road is just moments away, while the beach, Hove Lawns and the seafront promenade are all within easy walking distance.

This wonderfully quiet spot, despite its central position, is also close to Brighton city centre, offering an excellent mix of independent shops, restaurants, bars and well-known high street brands. Hove mainline station is a short walk away, providing convenient commuter links, with regular bus services into central Brighton and beyond readily available.

The Sussex County Ground is nearby for cricket enthusiasts, and the area is well served by highly regarded schools, including St Andrew's C of E (Aided) Primary School, St Christopher's Independent Prep School, Brunswick Primary School and Brighton Girls School.

### Further Information

Situated in Parking Zone N, currently this apartment is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - D / Council Tax - C Parking - N

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.

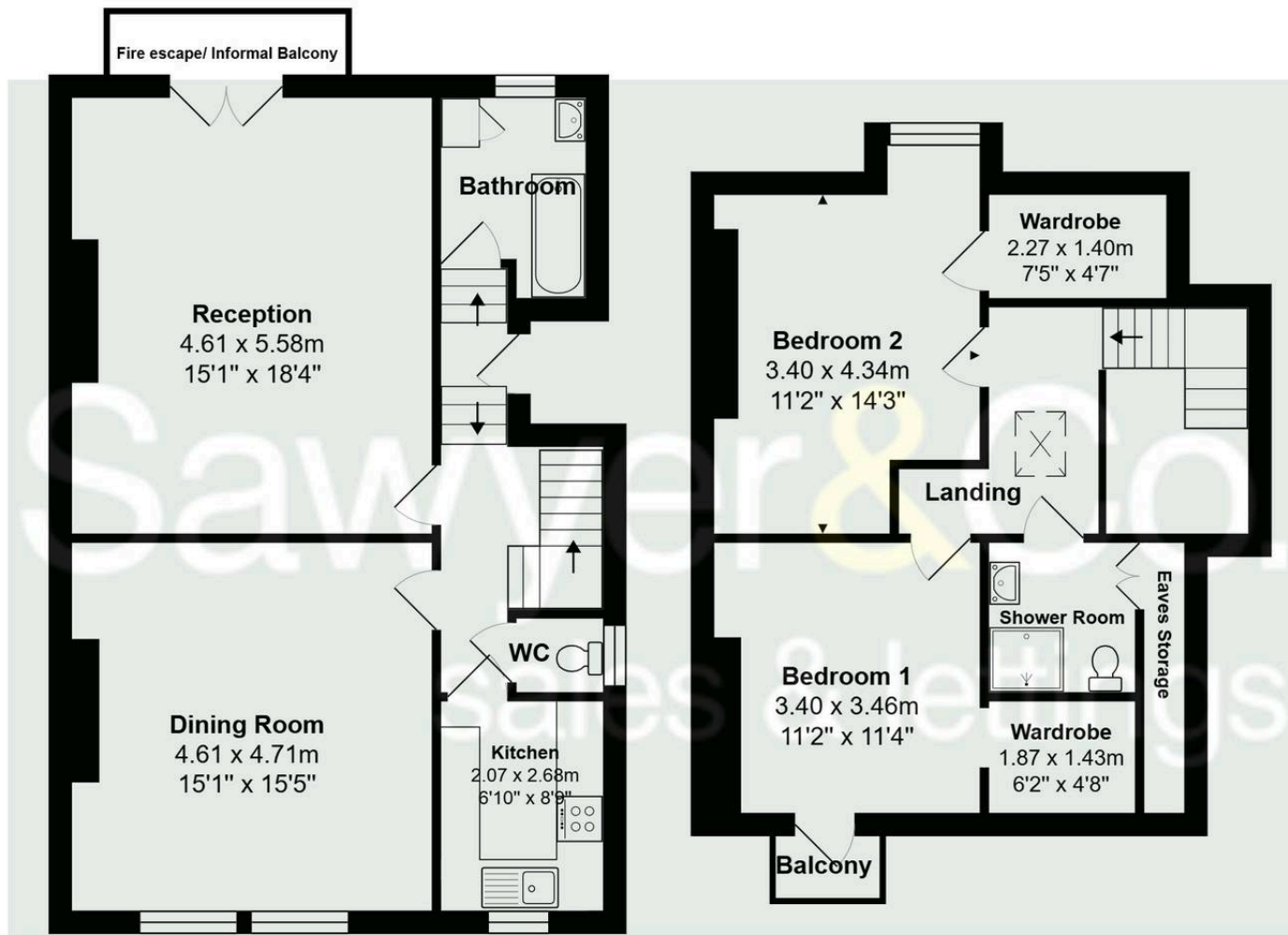
Tenure: Share of Freehold / Unexpired term on lease - 978 years

Service Charge - £2,758 pa / Ground Rent - £13 pa / Reserve Fund: £523.95 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 118.3 m<sup>2</sup> ... 1273 ft<sup>2</sup> (excluding balcony)

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.