



Somerhill Lodge Somerhill Road, Hove BN3 1RU

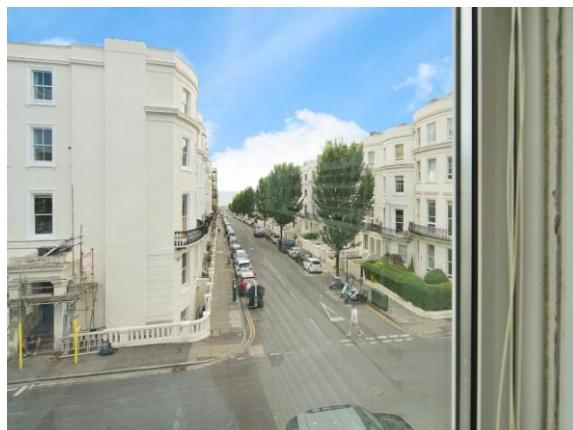
Beautifully presented two bedroom two bathroom apartment with direct sea views.



welcome to

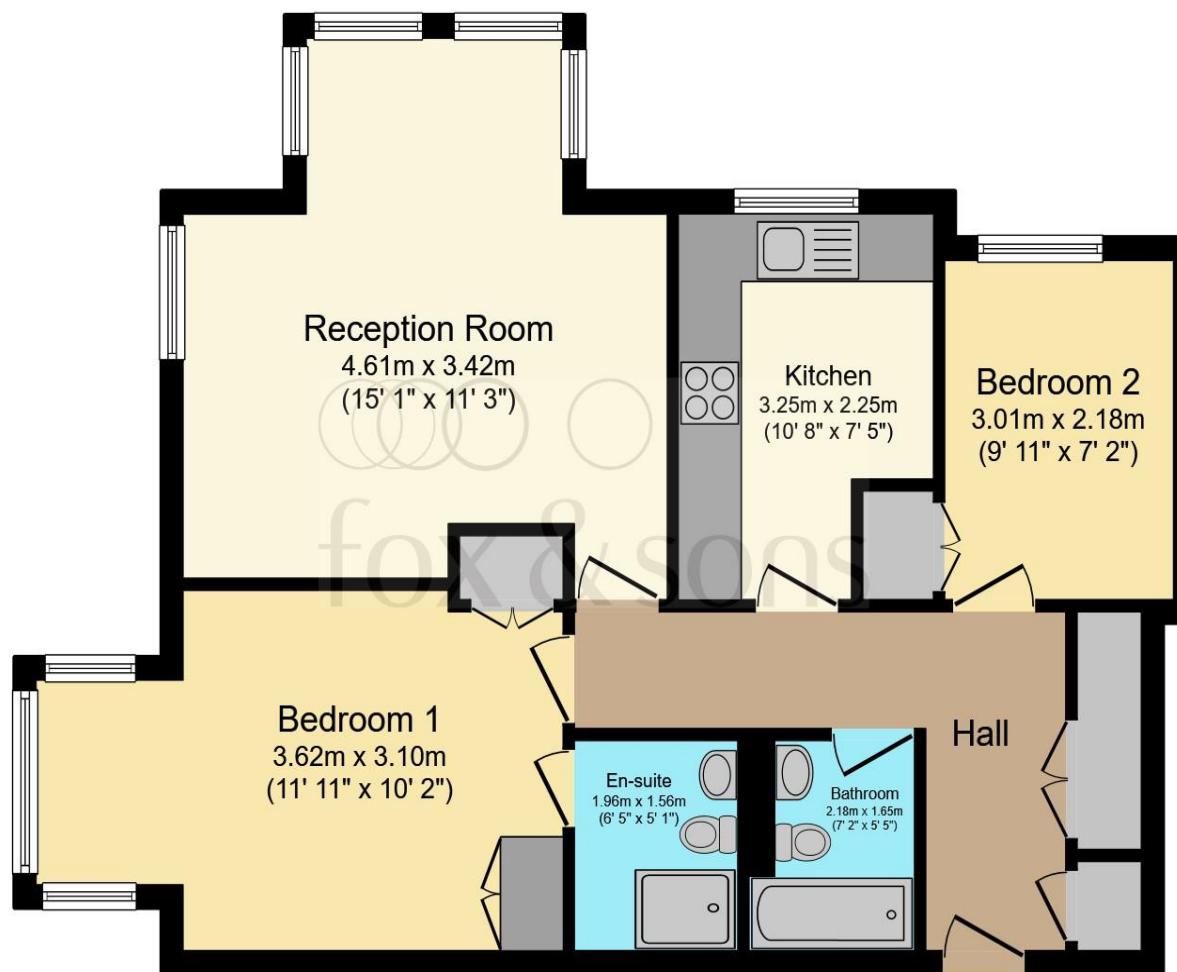
Somerhill Lodge Somerhill Road, Hove

We are delighted to offer new to the market this beautifully presented two bedroom apartment set in a fantastic location near St Anns Well gardens. Benefiting from direct sea views down Lansdowne Place. Set in a popular purpose built block with a lift making the 3rd floor easily accessible. This property being sold with no onward chain makes for the perfect property to live in or a brilliant investment opportunity. Set just a short distance from Hove station and the beach the location have all local amenities nearby.



AGENTS NOTE

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Total floor area 66.0 m² (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Somerhill Lodge Somerhill Road, Hove

- Beautifully presented two bedroom apartment.
- Popular Hove location near St Anns Well gardens.
- Sold with no onward chain.
- Direct sea views.
- Benefits from having two bathrooms with one being en-suite
- Short distance to Hove station
- Short walk to the beach
- Garage

Tenure: Leasehold EPC Rating: E Council Tax Band: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£350,000



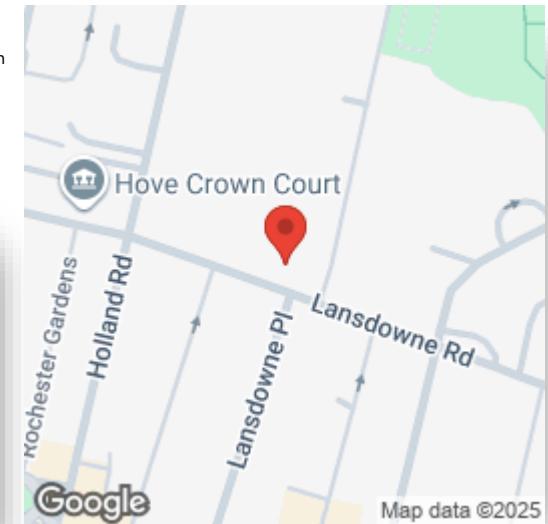
view this property online fox-and-sons.co.uk/Property/BHF114175



Property Ref:
BHF114175 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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