17 Melville Road
Hove, BN3 1TH

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Guide price £300,000

** GUIDE PRICE £300,000 - £325,000 **

Situated in the heart of the ever-popular Seven Dials area, this well-presented one bedroom apartment offers a thoughtful layout, excellent natural light and the rare benefit of a private south-facing garden and a separate utility room.

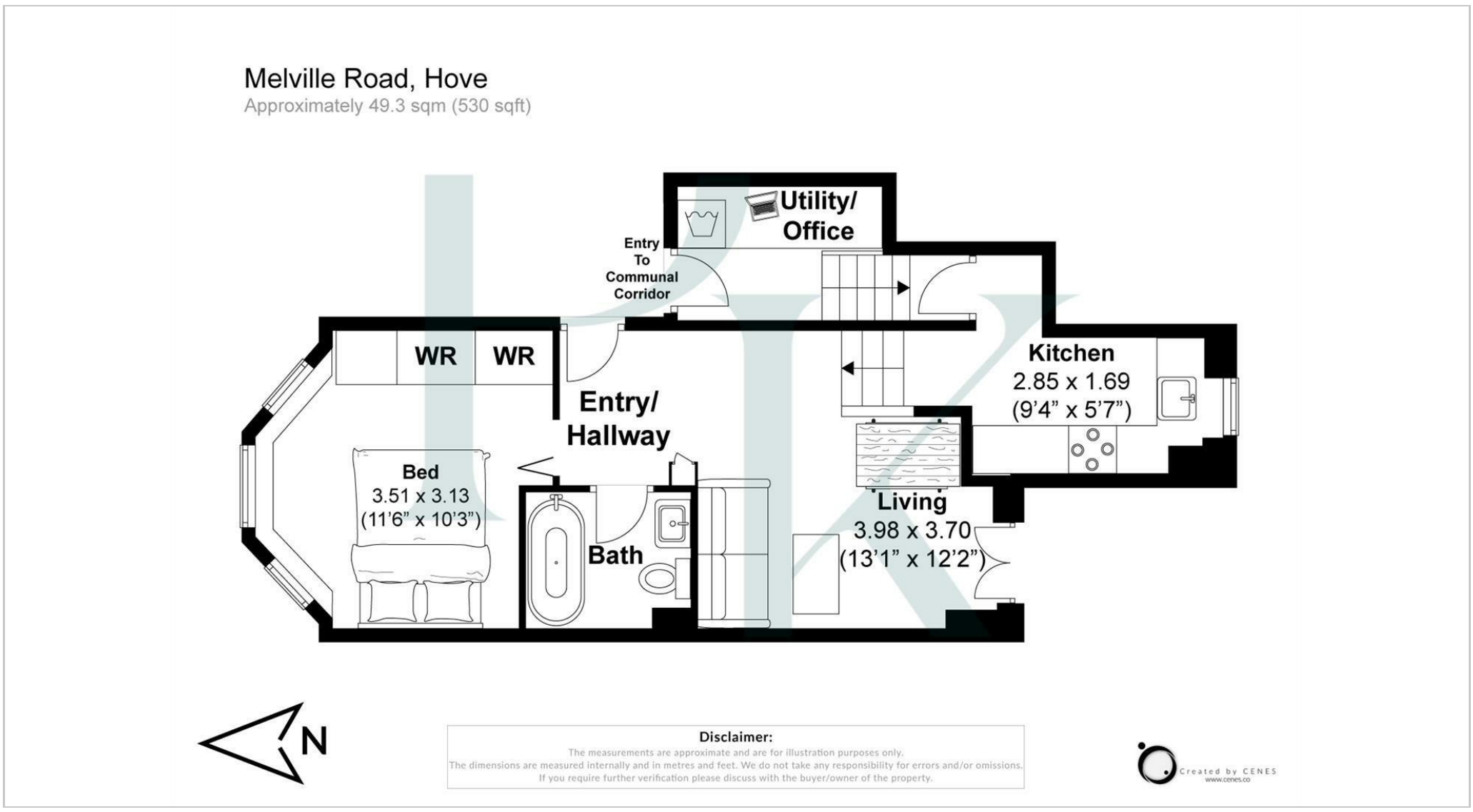
The accommodation is arranged with a bright and comfortable living room, providing ample space for both seating and dining, with direct access down to the south facing garden, creating a lovely connection between the indoor and outdoor space. The adjoining kitchen is neatly fitted and positioned to the rear.

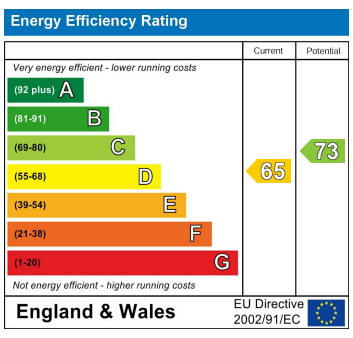
The bedroom is a generous double and benefits from built-in wardrobes, offering excellent storage without compromising floor space. A well-appointed bathroom completes the main accommodation.

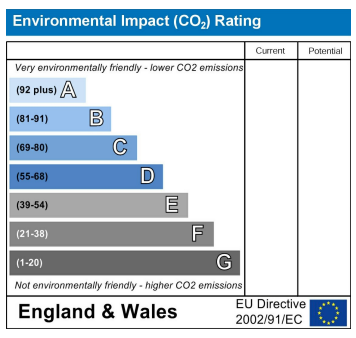
A particularly unique feature of this property is the separate downstairs utility room, an unusual and highly practical addition for a flat, ideal for laundry, storage or even use as a small home office area.

The south-facing garden is a real highlight, enjoying plenty of sunshine throughout the day and offering a great space for outdoor seating, entertaining or simply relaxing.

Set just a short distance from Seven Dials, the property enjoys a highly sought-after location known for its strong sense of community and characterful local scene. The area is well regarded for its independent cafés, bars and boutique shops, creating a vibrant yet welcoming atmosphere. For those needing to commute, Seven Dials bus stops are approximately 0.1 miles (around 550 m) away, while Brighton Train Station is about 0.4 miles (approximately 0.65 km) from the property. A number of well-regarded primary and secondary schools are also conveniently close by.







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