



## 35 OLD SHOREHAM ROAD

HOVE, BN3 6AL

£280,000  
LEASEHOLD

Fantastic contemporary apartment with south facing balcony and no onward chain. This stunning third floor apartment really does tick all the boxes. Good sized rooms, a lovely layout and plenty of natural light all combining to create a real sense of space throughout. The accommodation comprises; double bedroom, modern bathroom and superb open plan living space opening onto the south facing private balcony. Built in 2015, the development has always been in high demand being perfectly positioned to enjoy all the City has to offer whilst the building and apartments themselves having a host of popular features; secure allocated parking, triple glazed windows and doors, underfloor heating, bike storage and landscaped communal gardens to name a few.

The location speaks for itself occupying this prime position overlooking Hove Park and within moments of Hove mainline station. There are popular shops, cafes and restaurants in almost all directions!

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Park House

Approximate Gross Internal Area = 54.3 sq m / 584 sq ft

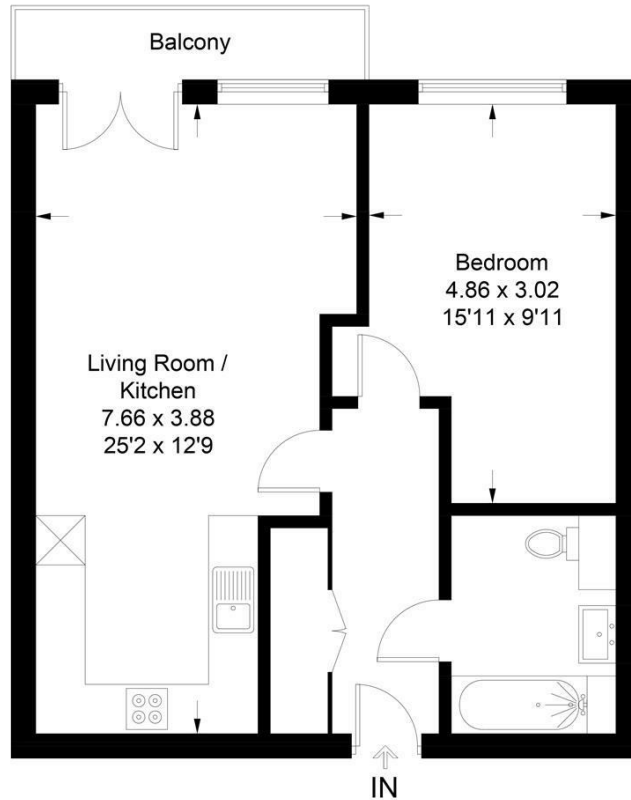
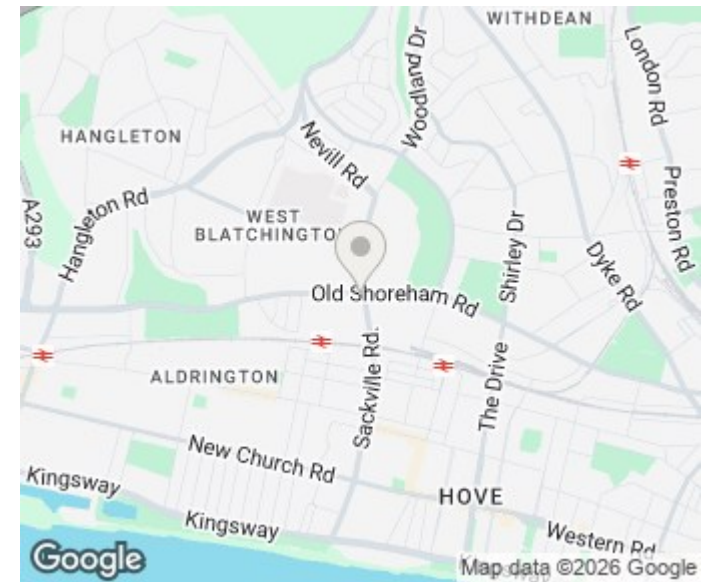


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302294)



| 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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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