

PHILLIPS & STILL

Harmsworth Crescent, Hove

£250,000



- **A Spacious Purpose Built Maisonette**
- **Three Bedrooms**
- **Lounge / Dining Room With South Facing Balcony**
- **Kitchen / Breakfast Room**
- **Communal Gardens**

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Harmsworth Crescent, Hove, BN3 8BU



Here we have for sale a fantastic purpose built maisonette situated in a highly sought after residential area of Hangleton in Hove. You have a wealth of local shops, amenities and public transport links close by making it very conveniently positioned as well as a great choice of schools catering to all ages for anyone with a family or looking to start one!

Internally the property is pleasingly spacious and light, and being set over two floors makes it feel very much like you have your own house. Accommodation comprises of entrance hall, a modern fitted kitchen / breakfast room with space for table & chairs and a large lounge / diner with access onto a delightful South facing balcony. The balcony is a lovely private outside area to have to relax out on in the warmer months!

To the upper floor you have three bedrooms, two of which are excellent sized doubles, and a modern fitted family bathroom. There are delightful communal gardens serving the block at your disposal too! This maisonette will make a brilliant first home or buy to let investment and viewings are highly recommended to avoid disappointment.



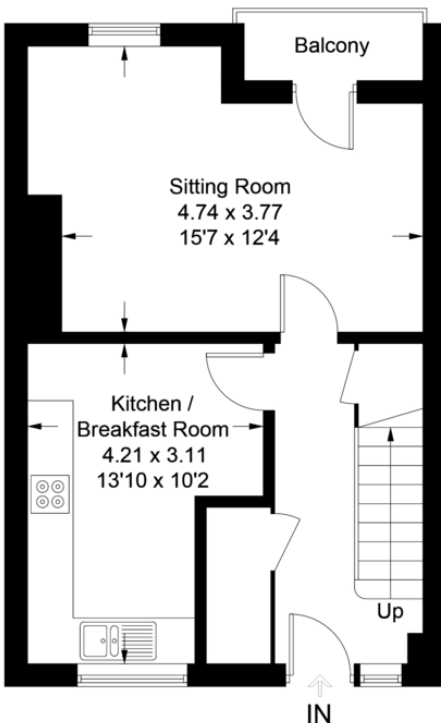
Picture this...

You have two double bedrooms here and a third bedroom that would make an ideal home office for anyone working from home these days!

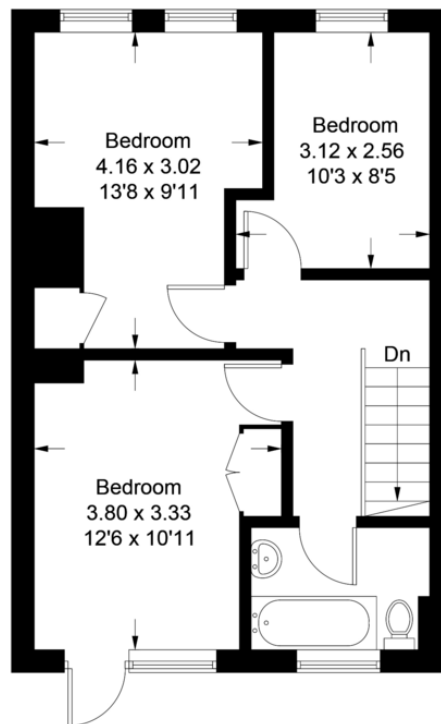
And after work, why not enjoy a cold glass of something out on your peaceful South facing balcony in the evening sunshine? Can you think of any better way to switch off!

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Approximate Gross Internal Area = 82.6 sq m / 889 sq ft



Second Floor



Third Floor

Accommodation

SECOND FLOOR

ENTRANCE HALL

LOUNGE / DINER

15' 7" x 12' 4" (4.75m x 3.76m)

KITCHEN / BREAKFAST ROOM

13' 10" x 10' 2" (4.22m x 3.1m)

THIRD FLOOR

LANDING

BEDROOM ONE

13' 8" x 9' 11" (4.17m x 3.02m)

BEDROOM TWO

12' 6" x 10' 11" (3.81m x 3.33m)

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.57m)

OUTSIDE

SOUTH FACING BALCONY

Access from lounge / diner

COMMUNAL GARDENS

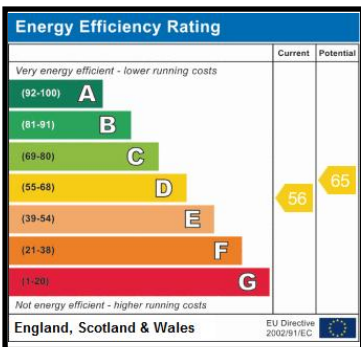




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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