

PHILLIPS & STILL

Salisbury Court, Salisbury Road, Hove

Guide Price £325,000- £350,000



- **A Delightful Two Bedroom Second Floor Apartment**
- **Bathroom And En Suite Shower Room**
- **Fantastic City Centre Location**
- **Good Decorative Order**
- **No Onoing Chain**

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Salisbury Court, 36-37 Salisbury Road, Hove, BN3 3AZ



This superb apartment sits in the very heart of Hove and as stones throw away from Palmeira Square, Hove Lawns and Brighton Beach. The development was built in 2006 so retains that modern feel that comes with these types of blocks.

This fantastic apartment is on the second floor and has bright and spacious open plan living accommodation with Juliette balcony this room would undoubtedly be the centre piece of the home and is the perfect place for entertaining family and friends. The kitchen has been fully fitted with pale wood effect flooring and work tops, the fridge freezer, washing machine, dishwasher, oven and induction hob are all integrated appliances and built-in top and base units means you have ample storage for food and crockery.

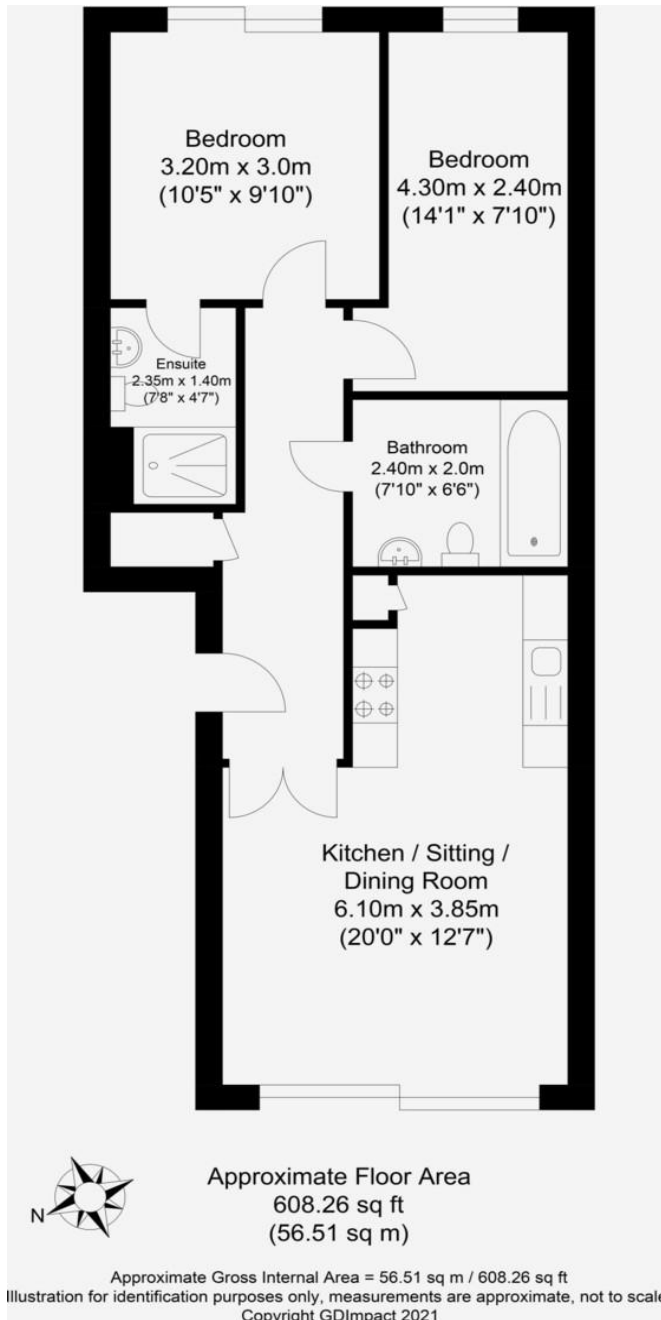
The master bedroom has lots of space for wardrobes, an-suite shower room can be located off the bedroom. There is a further bedroom meaning you have the flexibility to be used as a study or TV room or guest bedroom if preferred. A family bathroom is positioned just off the entrance hallway and includes a bath, built in sink with mixer tap and a button flush toilet.

Salisbury Road is a prime location and is within easy reach of the extensive shops, bars & restaurants in both Church Road and nearby Western Road. Hove railway station is also within stone's throw away, making this a great buy for commuters or for anyone from London looking for a second home. Sussex County Cricket Ground is literally right on the doorstep and Hove seafront is also just a short distance away. This amazing apartment offers a very contemporary city centre lifestyle with all of the benefits that a cosmopolitan city such as Brighton & Hove has to offer.



Picture this...

This location is all about the buzz and atmosphere of City living! You can either take a short stroll down to Adelaide Crescent to enjoy their gardens and throw down a rug and enjoy a picnic or pop along to Church Road and spend an afternoon shopping. Alternatively, why not take a short walk to the seafront and watch the beautiful sunsets this City has to offer



Accommodation

SECOND FLOOR FLAT

ENTRANCE HALL

OPEN PLAN LIVING
ACCOMODATION

20' 0" x 12' 7" (6.10m x 3.85m)

BATHROOM

7' 10" x 6' 6" (2.40m x 2.0m)

BEDROOM ONE

10' 5" x 9' 10" (3.20m x 3.0m)

EN SUITE SHOWER ROOM

7' 8" x 4' 7" (2.35m x 1.40m)

BEDROOM TWO

14' 1" x 7' 10" (4.30m x 2.40m)





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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