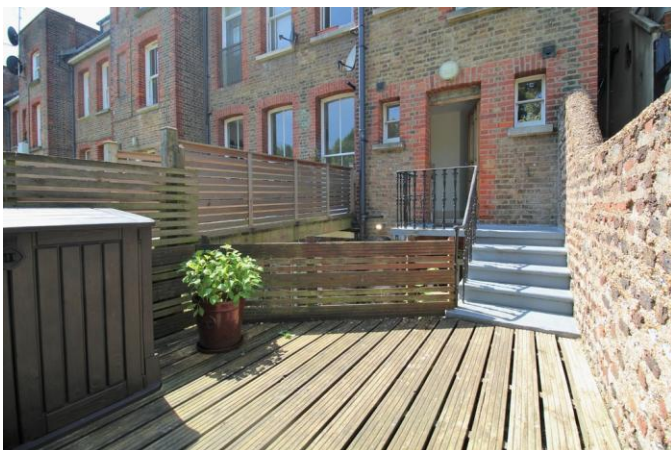


Sackville Road, Hove

Guide Price £210,000 - £215,000



- A delightful ground floor studio apartment
- Attractive rear garden
- Good decorative order
- No onward chain

## Flat 2, 11 Sackville Road, Hove, BN3 3WA



This delightful and rare property is situated in one of Hove's sought after location and is beautifully presented throughout with a style that will not disappoint.

Occupying the ground floor of this attractive period building, the accommodation offers; a studio room with a cool fold down bed for space saving, modern kitchen with access leading out to a lovely rear sunny garden which is perfect for pets or for enjoying those long summer evenings. Other benefits include no onward chain, a first floor storage cupboard and impeccable decorative order throughout.

Sackville Road is located within walking distance to Hove mainline station with its direct links to London, making it an ideal position for anyone looking to commute. Hove's popular beach is also only moments away which is perfect for a day out in the sun topping your up tan and enjoying those summer strolls. Church Road with its variety of bars, restaurants, cafes and local independent shops is also just round the corner.



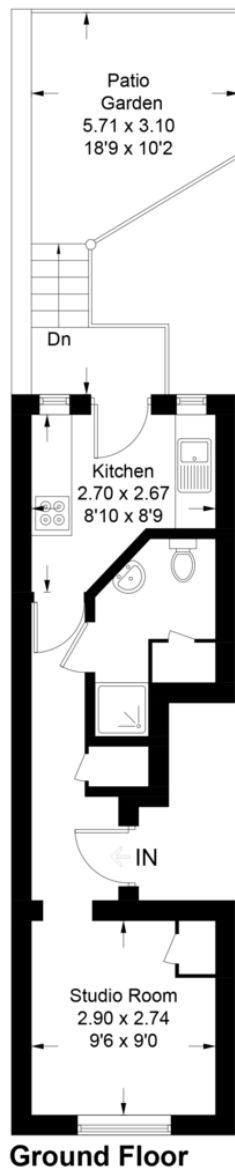
## Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your sunny rear garden.

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you.

### Sackville Road, Hove, BN3 3WA

Approximate Gross Internal Area  
24.5 sq m / 264 sq ft



## Accommodation

### GROUND FLOOR

ENTRANCE HALL

STUDIO ROOM  
9' 6" x 9' 0" (2.9m x 2.74m)

SHOWER ROOM

KITCHEN  
8' 10" x 8' 9" (2.69m x 2.67m)

### OUTSIDE

REAR GARDEN  
18' 9" x 10' 2" (5.72m x 3.1m)





## 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](mailto: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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		

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

## Directions

For directions to this property please contact us.

## Phillips & Still

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

112 Western Road, Brighton, East Sussex, BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)