

# PHILLIPS & STILL

Farm Road, Hove

Guide Price Of £300,000 - £325,000



- A Fantastic Well Presented Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Lounge / Diner With Feature Fireplace
- Separate Kitchen
- Large West Facing Communal Gardens

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## St. Anns Well Houses, Farm Road, Hove, BN3 1FX



This very well presented two double bedroom purpose built ground floor apartment is situated in Farm Road, a highly desirable one-way street on the central Brighton / Hove border. The location itself is considered to be one of Hove's premier places to live as a step out of your front door and you are just moments from the famous seafront and the gorgeous & leafy St Ann's Well Gardens which is perfect for a leisurely dog walk and offers activities including tennis, bowls and a children's playground.

The apartment stretches from front to back of the building making the property really light and bright. The front door opens into your entrance hall with a large built-in storage cupboard. You then have a lounge / diner with open fireplace to the front, two double bedrooms both with built-in wardrobe space, modern bathroom and modern fitted kitchen with breakfast bar giving you direct access onto a substantial sized & well maintained west facing communal garden. The property also benefits from gas central heating and double glazing.

This is a great opportunity to purchase a very well appointed apartment either as a home or investment property. Both Hove and Brighton mainline railway stations are within easy reach for anyone who commutes and a huge variety of trendy coffee shops, bars, restaurants, pubs and both boutique & convenience shops are just a stone's throw away on Western Road. Living here will be really exciting and definitely allow you to experience the entire cosmopolitan Brighton & Hove lifestyle to the full!



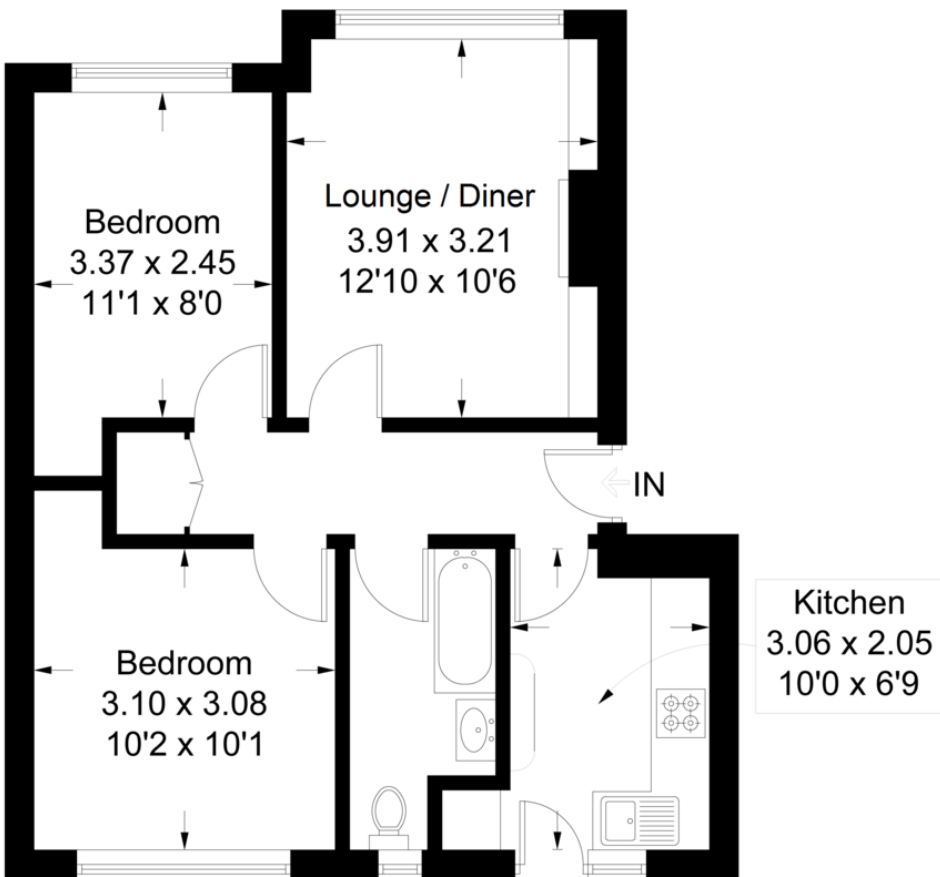
## Picture this...

Just think of how it would feel to step out of your front door & a few minutes' stroll down the road is the beautiful Hove lawns and seafront. There you can take a leisurely wander along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within walking distance of the many bars, restaurants, cinemas and theatres which this City is so well known for.

### St. Anns Well House, Farm Road, Hove BN3 1FX

Approximate Gross Internal Area  
50.3 sq m / 541 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2015

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

LOUNGE / DINER  
12' 10" x 10' 6" (3.91m x 3.2m)

BEDROOM TWO  
11' 1" x 8' 0" (3.38m x 2.44m)

BEDROOM ONE  
10' 2" x 10' 1" (3.1m x 3.07m)

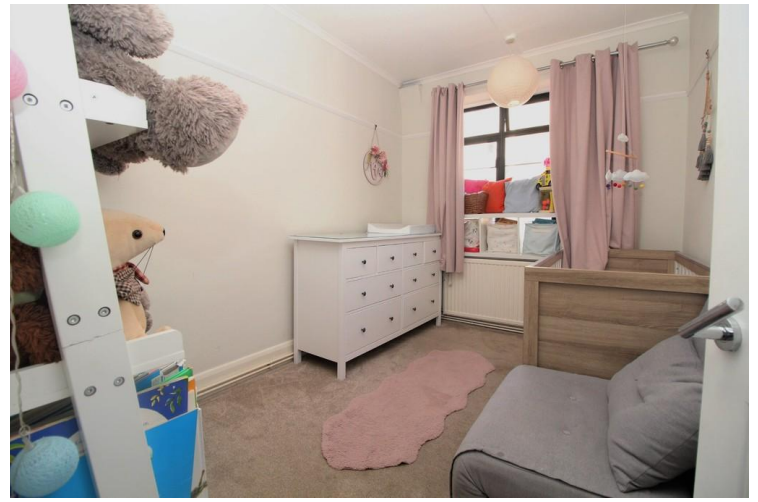
BATHROOM

SEPARATE MODERN FITTED  
KITCHEN  
10' 0" x 6' 9" (3.05m x 2.06m)  
Opening onto rear communal  
gardens

### OUTSIDE

LARGE WEST FACING  
COMMUNAL GARDENS

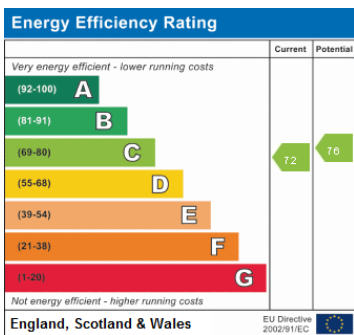




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](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.



## 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

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