



**GOLDIN
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**FOR
SALE**

Saxon Road, Hove, BN3 4LF

£545,000

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£545,000

A light and spacious, sunny purpose built ground floor flat with the undisputed advantages of a west-facing private garden and off-road parking. This property is set in an extremely sought-after residential location, directly opposite Wish Park.





Rooms & Sizes

Living Room: 17' 6" x 13' 4"
Kitchen: 11' 3" x 9' 2"
Bedroom: 14' 7" x 10' 9"
Bedroom: 10' 5" x 9' 11"
Bedroom: 10' 11" x 9' 2"
Bathroom with separate W.C
Separate W.C

Further Information

This generously proportioned and sunny, east-facing purpose built apartment is situated in a central and sought-after residential location, directly opposite to Wish Park and within short walking distance of Hove seafront, Hove Lagoon, and a number of local shops and schools.

The accommodation comprises, a spacious hall area with storage cupboards, large living/dining room with feature fireplace and bay window offering views over Wish Park, three double bedrooms, modern bathroom including a fitted shower over a large panelled bath and low level W.C, and a spacious kitchen. The property has double glazing, and subtle features consistent with the 1930's period which are visible throughout, including high ceilings and original doors.

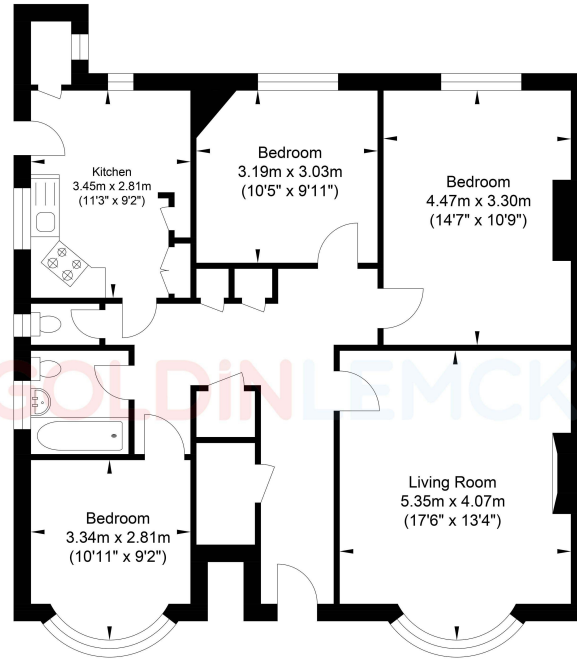
The property benefits from off-road parking and a good-sized, private rear garden, which takes full advantage of the favoured westerly aspect. The apartment is offered for sale as leasehold, with the benefit of a fifty percent share of the freehold. Early and internal inspection is highly recommended.



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Saxon Road



Ground Floor
Approximate Floor Area
938.18 sq ft
(87.16 sq m)

Approximate Gross Internal Area = 87.16 sq m / 938.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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