



**Southdown House, Somerhill Avenue, Hove, BN3 1RW**  
Offers In Excess of £325,000

## **Southdown House, Somerhill Avenue, Hove, BN3 1RW**

**Beautifully presented one bedroom apartment with south/west facing terrace and designated underground parking space, located close to St Ann's Well Gardens.**

A ground floor apartment forming part of the ground floor of Southdown House, a modern purpose-built block sitting within well maintained grounds and benefiting from an onsite resident's gym and communal roof terrace.

The apartment comprises an entrance hall, WC, bedroom with en-suite shower room, and an open plan living space offering seamless access to the south/west facing terrace making great use of the space. Also included is a designated parking space in the secure underground car park.

Southdown House was constructed in 2008 and is situated in Somerhill Avenue in the heart of central Hove. Close to St Ann's Well Gardens with its idyllic gardens, tennis courts and The Garden Cafe. Positioned within easy reach of a variety of amenities including café's, supermarkets, shops, restaurants in nearby Western Road (0.4 miles) & Seven Dials (0.6 miles). Along with Hove seafront & Lawns (0.6 miles) and Hove County cricket ground. The property offers convenient access to Brighton (1.0 miles) & Hove (0.8 miles) Mainline Railway Stations only a walking distance away. Furthermore to the A23 / A27 road networks as well as bus services towards Brighton city centre.





# Oakley

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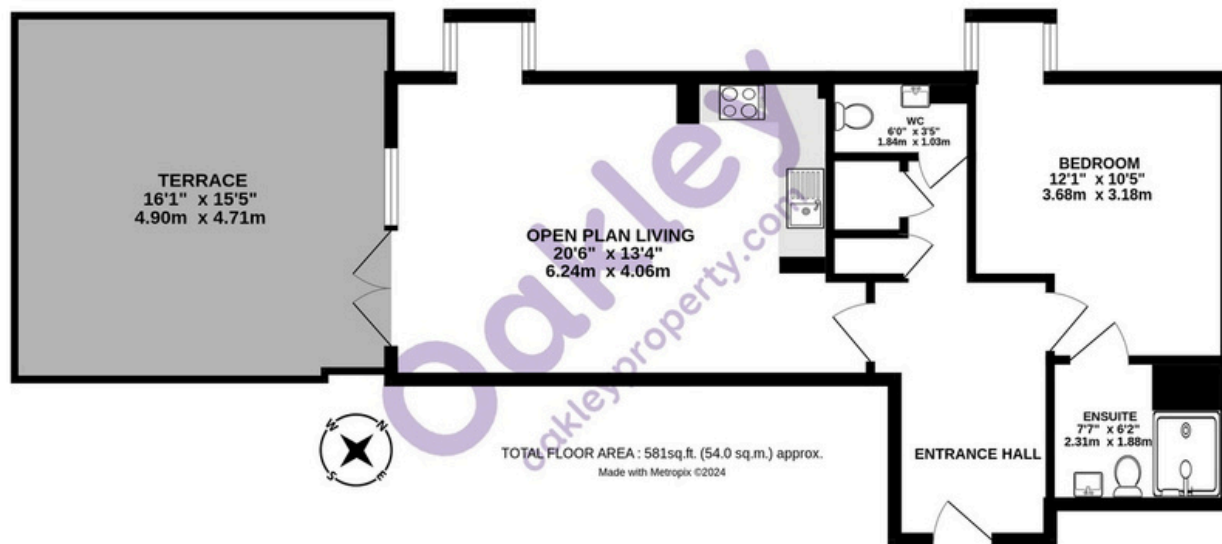


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## GROUND FLOOR



### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Agents Notes

Tenure Leasehold  
155 Year Lease Term From 2007  
Ground Rent- N/A  
Service Charge- Approx. £3,665.56 Per Annum-  
Includes Hot & Cold Water, Heating And Gym Usage  
Council Tax Band C



#### Please note:

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