



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

160 - 162 Church Road
Hove East Sussex
BN3 2DL

T: 01273 777 123
F: 01273 778 109
property@goldinlemcke.com

**FOR
SALE**

Portland Road, Hove, BN3 5DJ

£175,000



Portland Road, Hove, BN3 5DJ

£175,000

A studio flat occupying the lower ground floor of this period semi-detached building. Complete with its own street entrance and private south-facing garden, this property has fantastic potential and early viewing is highly recommended.

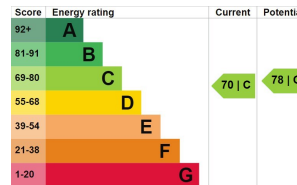


Studio Room: 11' 10" x 10' 9"
 Kitchen: 9' 9" x 8' 8"
 Wet Room: 8' 7" x 4' 5"

Approached via a private street entrance, the accommodation comprises a fitted kitchen with integrated oven and gas hobs, bright west-facing studio room with large sash windows, and a modern tiled wet room. Worthy of particular mention is the private south-facing rear garden, with both patio and lawned area. This garden is of a great size and is an extremely rare find for studio flats in this area. In need of certain modernisation throughout.

Situated in this popular residential Hove location, the property is conveniently positioned just moments from local amenities, including a wide range of shopping facilities, coffee shops, bars and restaurants. Hove seafront is also within an easy reach, as well as both Hove and Aldrington stations, making the property ideal for commuters.

The property benefits from a share of freehold.



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.