



**GOLDIN
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**FOR
SALE**

Grange Road, Hove, BN3 5HW

£475,000 - £500,000 Guide

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A delightful two-bedroom terraced house, situated in this central and sought-after Hove location. The property is presented in superb decorative order throughout and is complete with extremely well-kept rear garden. Early and internal viewing is highly recommended.





Rooms & Sizes

Living/Dining Room: 20' 11" x 13' 1"

Kitchen: 13' 8" x 7' 10"

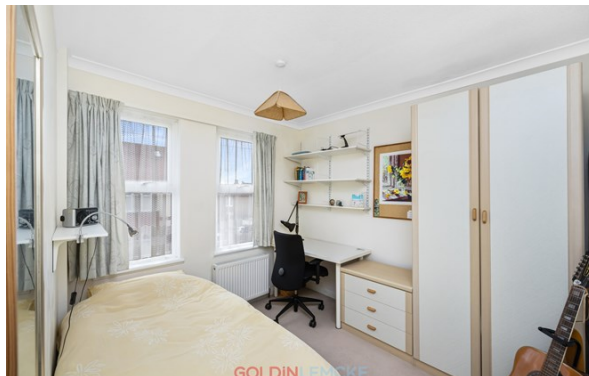
Bedroom: 10' 11" x 10' 2"

Bedroom: 10' 2" x 9' 7"

Bathroom

Further Information

Situated in a quiet residential street with an enviable reputation for its friendliness, the accommodation comprises on the ground floor a bright and spacious living/dining room with bay window and sliding door to the modern fitted kitchen, including integrated oven/induction hob and door to the rear garden. To the first floor, there are two double bedrooms, family bathroom, and hatch to the loft space. Worthy of particular mention is the delightful rear garden, being extremely well-kept with flower borders and garden shed. The property is bright and spacious throughout and offered for sale in excellent decorative order.



Grange Road is located in this well-regarded area between Old Shoreham and Portland Road close to all amenities including an array of shops, bars and restaurants. The property is within easy reach of Aldrington, Portslade and Hove Railway Stations, local bus services towards Brighton City Centre and good road links to the A27/A23 road networks. Grange Road is well located for many nearby schools including West Hove Infants, St. Christopher's, St. Andrew's C of E, Aldrington C of E, Goldstone Primary, Hove Park Sixth Form and Blatchington Mill Sixth Form.

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Grange Road



Ground Floor
Approximate Floor Area
366.72 sq ft
(34.07 sq m)

First Floor
Approximate Floor Area
275.12 sq ft
(25.56 sq m)

Approximate Gross Internal Area = 59.63 sq m / 641.85 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		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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