

# PHILLIPS & STILL

Portland Road, Hove

Guide Price £240,000 -£250,000



- An amazing ground floor one bedroom garden flat
- Good decorative order
- Perfect home or investment purchase
- Close to Hove station
- No onward chain

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## Flat 2, 7 Portland Road, Hove, BN3 5DR



This property is a delightful one-bedroom garden flat that is presented in excellent decorative order, making it an ideal choice for a first-time buyer or investor. Located in close proximity to Hove and nearby train station, it offers convenient access to transportation links, making commuting easy.

The property boasts a charming garden, providing a serene outdoor space for relaxation or hosting gatherings. The interior of the flat is tastefully decorated, creating a warm and inviting atmosphere. The bedroom is well-proportioned and offers ample space for a comfortable night's sleep. The bedroom is well-proportioned which offers ample space for a comfortable nights sleep and there also good size storage cupboards within the entrance hall, which comes in very handy'

Situated in a desirable area, the property benefits from being close to various local amenities, including shops, restaurants, and entertainment options. Residents can enjoy the convenience of having everything they need within walking distance.

Moreover, this property is being sold with no onward chain, which means that the purchasing process can be expedited, making it an attractive prospect for those looking for a quick and hassle-free transaction.



## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM

11' 6" x 6' 11" (3.51m x 2.11m)

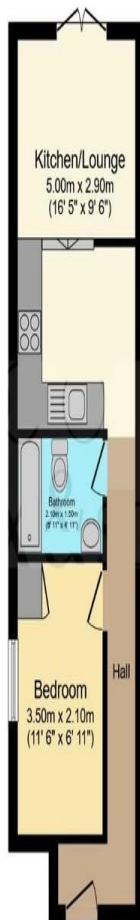
BATHROOM

KITCHEN/LOUNGE

16' 5" x 9' 6" (5m x 2.9m)

### OUTSIDE

REAR GARDEN



Total floor area 31.3 sq.m. (337 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





## 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.

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78
39-54	E		
21-38	F		
1-20	G		

## 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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