

PHILLIPS & STILL

Portland Road, Hove

£350,000



- An Extremely Spacious First Floor Converted Flat
- Two Double Bedrooms
- Lounge / Diner & Separate Kitchen
- South Facing Communal Roof Terrace
- Fabulous Central Hove Location

To view all our homes: phillipsandstill.co.uk



Portland Road, Hove, BN3 5QU



A fantastic opportunity to enquire an extremely spacious converted first floor flat located in the heart of central Hove that will make a wonderful first home, brilliant buy to let investment or second / holiday property near the sea!

Being offered for sale with no onward chain, the property boasts generous and light living accommodation comprising of two large double bedrooms, lounge / diner, separate modern kitchen and bathroom. You also have a stunning South facing communal roof terrace shared with the one other flat in the building.

The location is second to none and you are only a stone's throw away from all of the local shops and amenities on Blatchington & Portland Road itself. Hove seafront with its picturesque promenade, bars & restaurants are all within walking distance and Hove station is also close making it great for someone who wants to commute to London or Gatwick. Additionally bus services on Portland Road offer frequent, reliable access to Brighton City centre so it'll certainly be an exciting place to live!



Accommodation

FIRST FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE /
DINER
15' 0" x 12' 3" (4.57m x 3.73m)

BEDROOM ONE
12' 3" x 11' 1" (3.73m x 3.38m)

BEDROOM TWO
12' 6" x 12' 5" (3.81m x 3.78m)

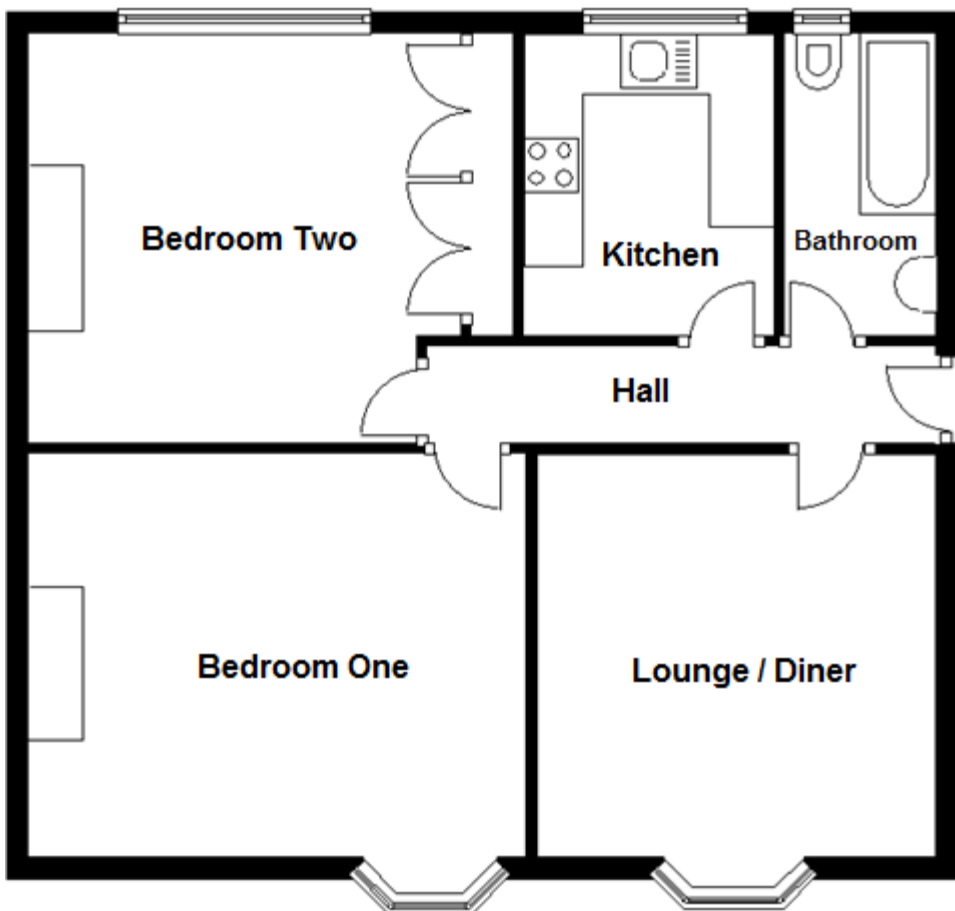
KITCHEN
8' 11" x 7' 7" (2.72m x 2.31m)

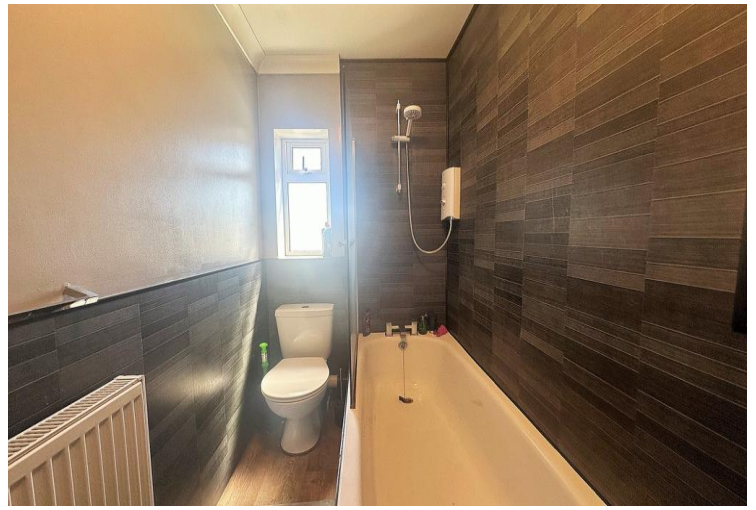
BATHROOM

OUTSIDE

SOUTH FACING COMMUNAL
ROOF TERRACE
Shared with the one other flat in
the building

First Floor
Approx. 657.6 sq. feet





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 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 | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | D | | |
| 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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- 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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www.phillipsandstill.co.uk