

PHILLIPS & STILL

Old Shoreham Road, Hove

£325,000 - £350,000



- Spacious two bedroom maisonette
- Good size private garden to the side of the property
- Spacious lounge and separate kitchen
- Ideal first time purchase or investment
- Current yearly income of £16,800

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Top floor flat, 201a Old Shoreham Road, Hove, BN3 7EA



This two-bedroom maisonette offers a generous living space, ideal for first-time buyers or investors seeking a property with a solid rental income. Located in a peaceful residential area of Hove, the property features a good-sized private garden, a large lounge, and a separate kitchen, making it a comfortable and practical living space. With a current yearly income of £16,800, this property presents a fantastic opportunity for those looking for an investment.

The large lounge is a standout feature of the maisonette, designed to be both functional and welcoming. It boasts ample natural light, thanks to generous windows that create an airy ambiance. The space is perfect for relaxation or entertaining guests, providing plenty of room for comfortable seating and additional furniture.

The separate kitchen is well-equipped and practical, featuring modern appliances and ample storage solutions. With sufficient counter space for meal preparation, the kitchen is designed for both cooking enthusiasts and day-to-day meals.

The maisonette offers two spacious bedrooms, each with its own unique charm. The master bedroom is generously sized, capable of accommodating a king or queen bed along with additional furniture such as wardrobes or bedside tables. The second bedroom is also a good size, ideal for use as a guest room, home office, or children's room.

The maisonette includes a good-sized private garden to the side, perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. The garden is ample enough for patio furniture, making it an ideal space for alfresco dining or unwinding in the sun. The surrounding area is predominantly residential, providing a quiet and friendly neighborhood atmosphere.



Accommodation

GROUND FLOOR

stairs leading to first floor

FIRST FLOOR

SITTING ROOM

15' 9" x 12' 1" (4.8m x 3.68m)

BEDROOM

13' 2" x 11' 6" (4.01m x 3.51m)

KITCHEN

9' 6" x 7' 10" (2.9m x 2.39m)

BATHROOM

SECOND FLOOR

BEDROOM

15' 11" x 15' 4" (4.85m x 4.67m)

OUTSIDE

SPACIOUS PRIVATE GARDEN TO THE SIDE OF THE PROPERTY

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Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

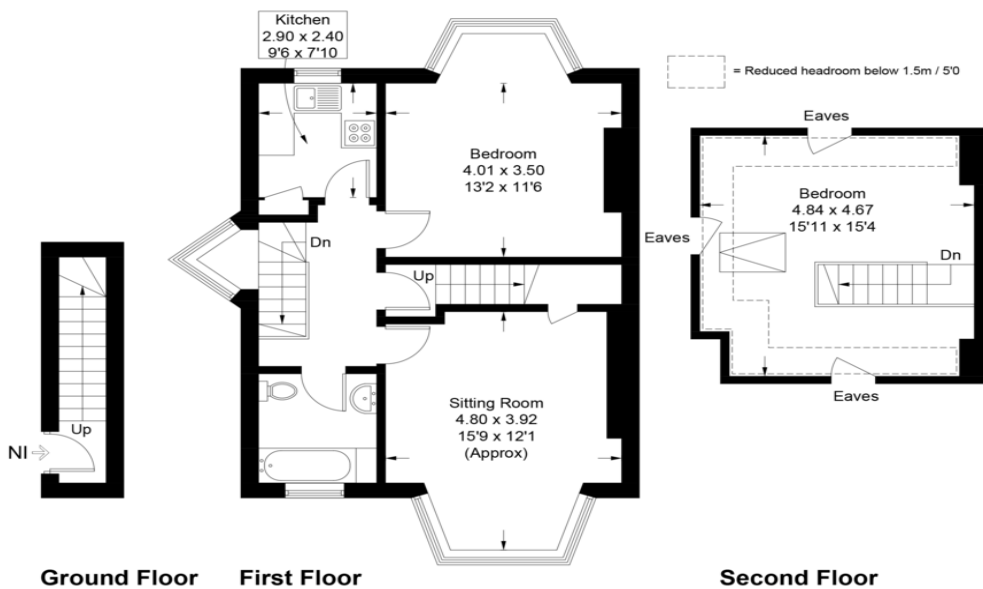
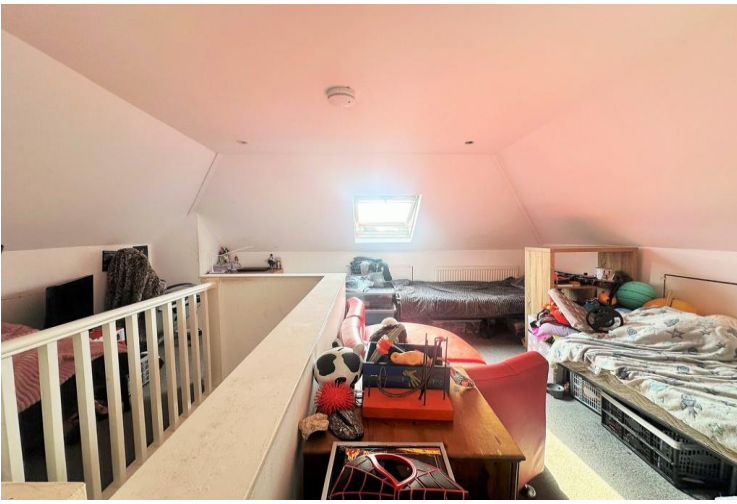


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024





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	75 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.

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