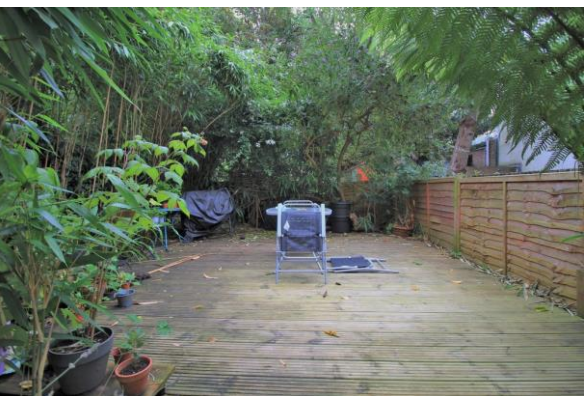


PHILLIPS & STILL



Tisbury Road, Hove, BN3 3BA

- An Extremely Spacious Lower Ground Floor Conversion
- Two Large Double Bedrooms
- Spacious Open Plan Bay Fronted Lounge / Diner & Kitchen
- Wonderful Leafy Private Rear Garden & Private Entrance

Guide Price of £400,000 - £425,000

- Sought After Central Hove Location Moments From Church Road
- Short Walk To Hove Station & Seafront Promenade
- Well Presented With Stripped Wood Floorboards & No Onward Chain
- Newly Extended Lease



Property Description

This property is all about location, location, location! Tisbury Road is one of central Hove's top addresses, you are just moments from the hustle & bustle of Church Road as well as being just a short stroll from Hove's famous seafront. The road is well known for its attractive architecture and impressive properties, and this spacious lower ground floor with its' own private street entrance and large private rear garden makes no exception.

Once inside the property the first thing to hit you is how spacious and airy the property feels coupled with how nicely the layout flows. A spacious entrance hall takes you first to the fantastic open plan bay fronted lounge / diner and kitchen with stripped wood floorboards where there is ample room for both lounge and dining furniture making it a fabulous and versatile space perfect for both relaxing and entertaining! The modern fitted kitchen has lots of unit & storage space for all appliances as well as a solid wood worktop and breakfast bar areas.

Next along is the modern bathroom and two double bedrooms both benefitting from a peaceful rear aspect with double doors from the master bedroom taking you out onto the magnificent private rear garden. The garden is wonderful, secluded and leafy as well as fully enclosed making it safe for children & pets to play out in with a patio, decked area, flower beds and shrubs.

This is a great opportunity to purchase a well appointed flat in a much sought after & convenient location. There is an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses within walking distance as well as a good choice of convenience shops & supermarkets. For anyone who commutes, both Brighton and Hove railway stations are also within easy reach. Living here really will allow you to fully experience the cosmopolitan Brighton & Hove lifestyle!



Accommodation

LOWER GROUND FLOOR

PRIVATE ENTRANCE

ENTRANCE HALL

OPEN PLAN BAY FRONTED
LOUNGE / DINER
19' 3" x 15' 7" (5.87m x 4.75m)

KITCHEN AREA

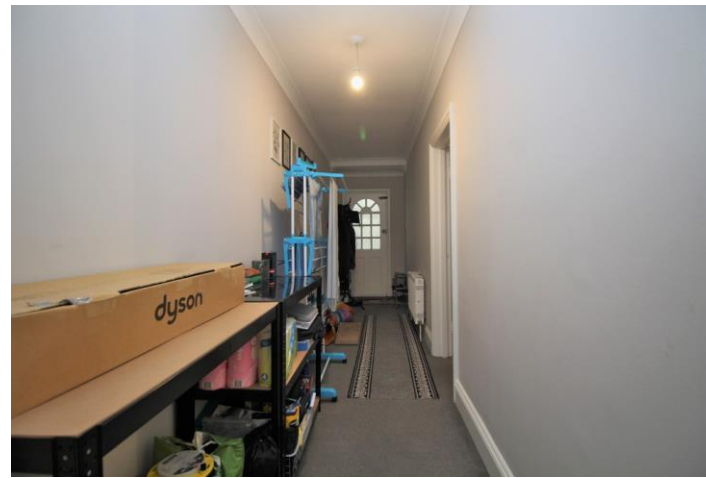
BATHROOM

BEDROOM TWO
15' 8" x 9' 1" (4.78m x 2.77m)

BEDROOM ONE
15' 6" x 13' 5" (4.72m x 4.09m)

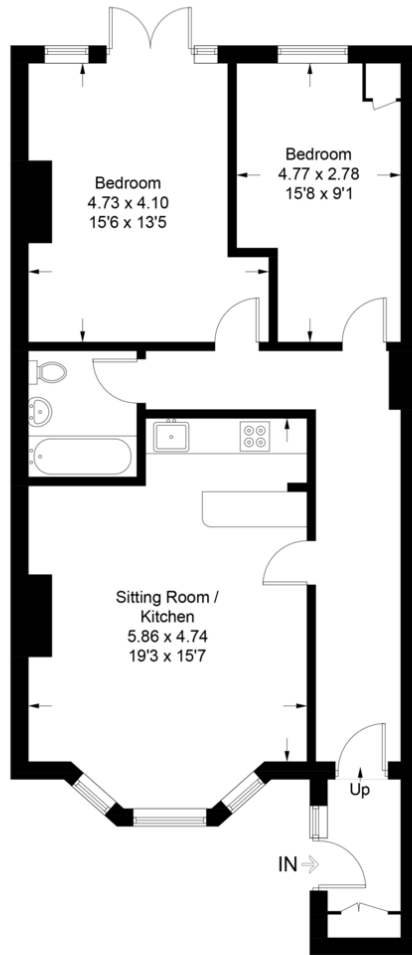
OUTSIDE

FANTASTIC PRIVATE REAR GARDEN



Tisbury Road, Hove, BN3 3BA

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



Lower Ground Floor

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

Picture this...

Imagine how it would feel to walk out of your front door and straight down onto the beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views...

Alternatively, you have your own fantastic size private rear garden to enjoy where there is plenty of space for outdoor dining furniture, sun loungers, a hot tub, barbeque - the choice is yours!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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Sat-Sun: 9am - 5pm

