

PHILLIPS & STILL

Somerhill Road, Hove

Guide Price £300,000 - £325,000



- A delightful two bedroom first floor converted apartment
- Good decorative order
- City centre location
- Close to Hove station and seafront
- No onward chain

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Flat 4, 8 Somerhill Road, Hove, BN3 1RN



Nestled within a charming period conversion on Somerhill Road, this delightful two-bedroom, first-floor flat exudes character and style. Located in the heart of Hove, this property perfectly balances classic appeal with a fresh, modern interior that has been maintained in excellent decorative order. The flat's well-designed layout is enhanced by high ceilings and large windows, allowing ample natural light to flood through and create a bright, welcoming atmosphere.

The living area is both spacious and comfortable, with period features that complement a contemporary colour palette. The kitchen is fitted with quality appliances and provides plenty of storage and preparation space, making it both functional and stylish. Each of the two bedrooms is generously sized, offering versatility for potential use as a home office or guest room, while the bathroom is beautifully finished, with updated fixtures adding a touch of luxury.

The flat's prime location is one of its standout features. With Hove Station just a short walk away, it offers seamless transport links to central Brighton and beyond, ideal for commuters. The vibrant city centre is also nearby, with its eclectic mix of shops, cafes, and restaurants, while the seafront is within easy reach, perfect for weekend strolls along the shore.

With no onward chain, this property is ready for immediate occupation, whether as an investment opportunity or a first home. This charming flat on Somerhill Road is not only move-in ready but also presents an exceptional chance to enjoy the very best of Hove's vibrant, city-centre lifestyle.



Accommodation

FIRST FLOOR

ENTRANCE HALL

SITTING ROOM/KITCHEN
16' 1" x 14' 1" (4.9m x 4.29m)

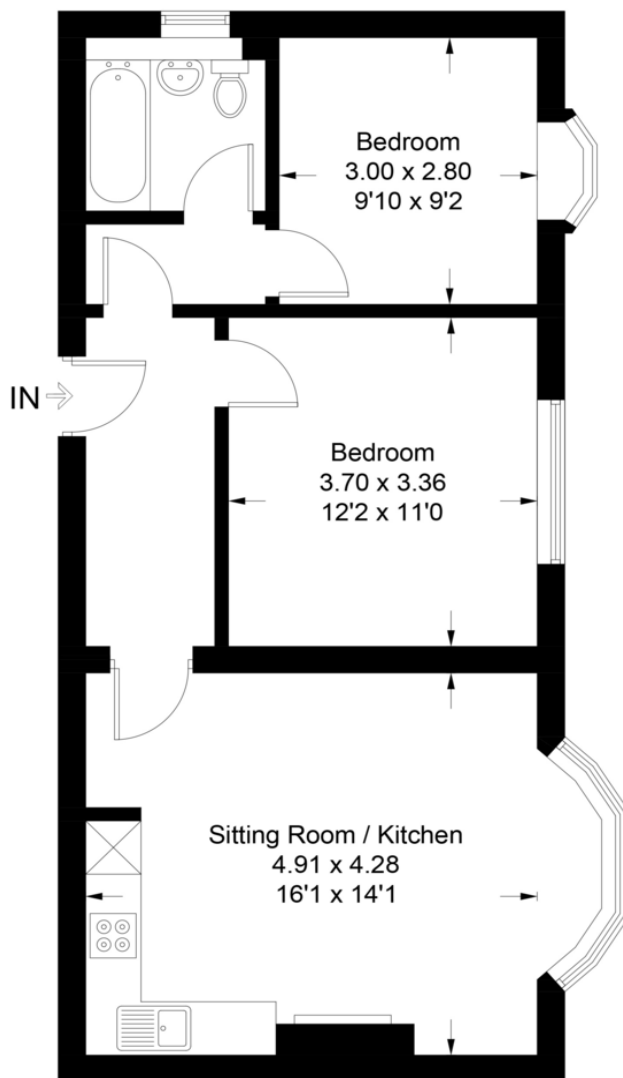
BEDROOM
12' 2" x 11' 0" (3.71m x 3.35m)

BEDROOM
9' 10" x 9' 2" (3m x 2.79m)

BATHROOM

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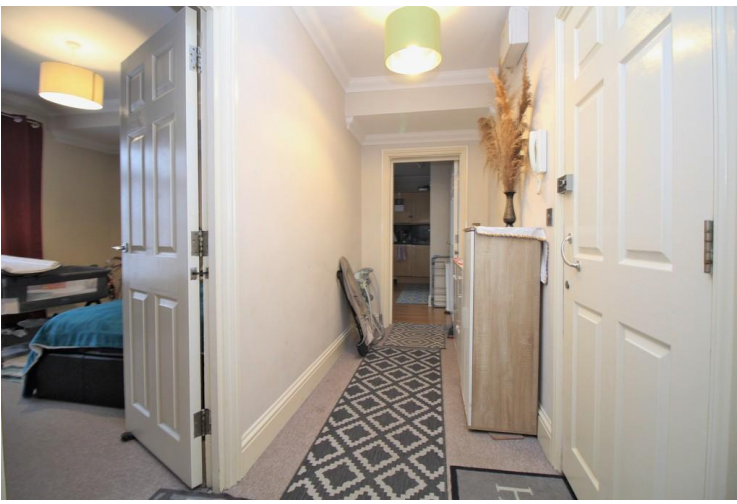
Approximate Gross Internal Area = 57.6 sq m / 620 sq ft



First Floor

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	78 C	78 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