



Rectory Close, Glebe Villas

Hove

Guide Price £300,000 – £325,000



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Conveniently located between Portland Road and New Church Road; a well-proportioned **TWO BEDROOM GROUND FLOOR APARTMENT** with a **PRIVATE ENTRANCE** and a **WEST FACING GARDEN**.

This ground floor apartment, accessed via its own private entrance, is thoughtfully arranged with all rooms leading off a central hallway. The property includes a spacious lounge, a good sized double bedroom, and an additional comfortable second bedroom. There is a separate shaker style kitchen and a bathroom fitted with a white suite. Ample built-in storage cupboards are conveniently located throughout the flat.

Outside, the property benefits from a generous west-facing garden.

This property has great scope for improvement is only a very short distance from Portslade train station with its convenient mainline commuter links.





In the Local Area

Nearby Boundary/Station Road offers a wide variety of shops, bars and cafes and there are regular bus services into the bustling café culture of Hove's Church Road and onto the centre of Brighton. Close by, Hove Lagoon offers water sports for all ages along with the ever popular Big Beach Café with its locally sourced produce and classically trained chef. Local schools include Deepdene School and Nursery, Benfield Primary School, Hove Junior School, St Mary's Catholic Primary School and St Peter's Community Infant and Nursery School.

Additional Information

The property is located in parking zone L. The council tax band is B, which is currently charged at £1,818.49 for 2024/25. EPC rating - C.

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website. Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

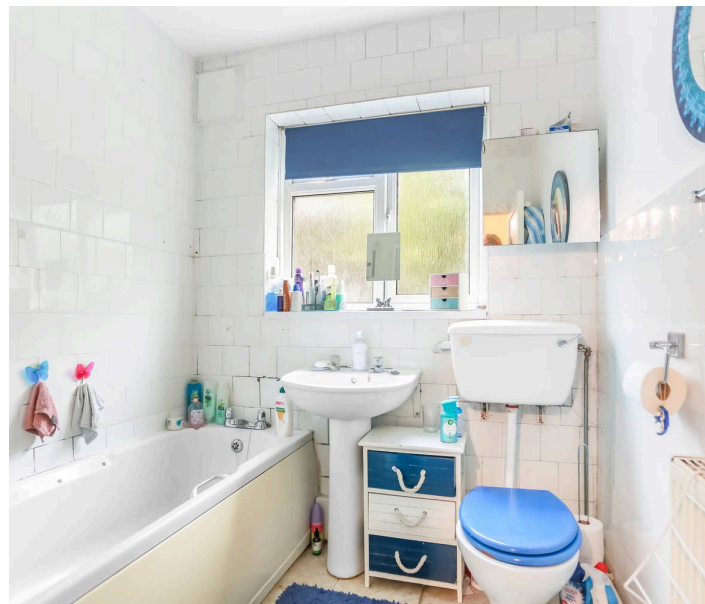
Tenure: Leasehold

Unexpired term on lease - 139 years

Ground Rent – TBC

Service Charge - TBC

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co– Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.