

PHILLIPS & STILL



Glendale Road, Hove, BN3 6ES

Asking Price of £325,000

- A Spacious Ground Floor Garden Flat
- One Double Bedroom + Two Reception Rooms
- Separate Kitchen
- Potential To Be Reconfigured As A Two Bedroom Property

- Fantastic Private West Facing Rear Garden
- High Ceilings, Period Features & Lots Of Built-In Storage
- Share Of Freehold & No Onward Chain In Vibrant Seven Dials
- In Need Of Modernisation





## Property Description

Here we have a spacious and light garden flat that occupies the entire ground floor of an attractive, very recently externally redecorated period building. Glendale Road is a peaceful tree-lined road situated in Seven Dials, one of Brighton & Hove's most sought after & vibrant locations. Both Hove and Brighton mainline railway stations are within walking distance making this a perfect spot for anyone looking to commute to Gatwick / London Victoria. Step out of your front door and you're just a few steps from a vast array of local shops & amenities including various trendy coffee shops, gastro pubs, supermarkets, hairdressers, delis, cafes and a bakery as well as reliable, frequent bus services.

The flat is in need of modernisation & redecoration, and is currently arranged as one double bedroom with two reception rooms but could easily be reconfigured and transformed into a two bedroom residence. Front to back, accommodation comprises of entrance hall, a large bay fronted lounge, second reception room, separate kitchen opening to the outside, bathroom and an impressive double bedroom overlooking the sunny, private rear garden.

The fully enclosed West facing rear garden is for the use of this flat only with both courtyard and lawned areas offering plenty of space for garden activities, plants & shrubs as well as a secure place for pets & children to play out in. It features both West & Southerly sunshine and there are three large outdoor storage cupboards ideal for bikes, paddleboards and outdoor furniture, or even a utility space for appliances. You also have a gated alleyway providing external side access.

Other benefits of this fantastic property include period features, a share of the Freehold and no onward chain so it is ready and waiting for its' new owner to pack their bags, move straight into and make their own! St Ann's Well Gardens is also only a stone's throw away and renowned for its' great recreational facilities...it's a fabulous place to walk the dog or enjoy a picnic on a sunny summer's day! Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full.





## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL

With downstairs storage cupboard

#### BAY FRONTED LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m)

#### DINING ROOM

11' 3" x 10' 1" (3.43m x 3.07m)

With feature fireplace

#### SEPARATE KITCHEN

7' 9" x 6' 7" (2.36m x 2.01m)

With door opening to rear garden

#### BATHROOM

#### DOUBLE BEDROOM

12' 11" x 11' 7" (3.94m x 3.53m)

With feature fireplace & door opening onto rear garden

### OUTSIDE

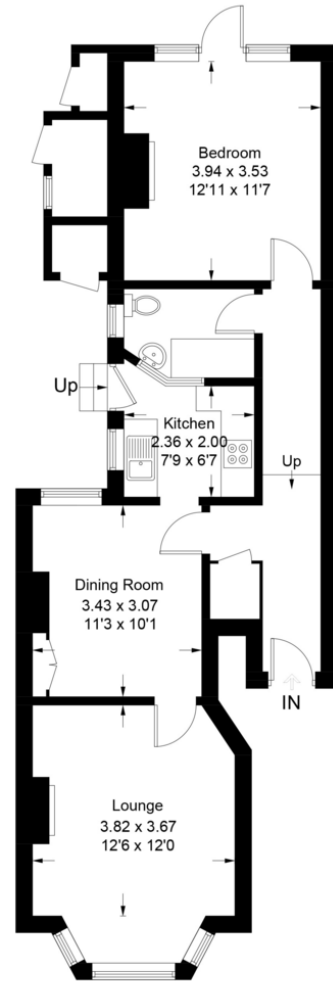
#### PRIVATE WEST FACING REAR GARDEN

#### SHARED SIDE ALLEYWAY

Gated access

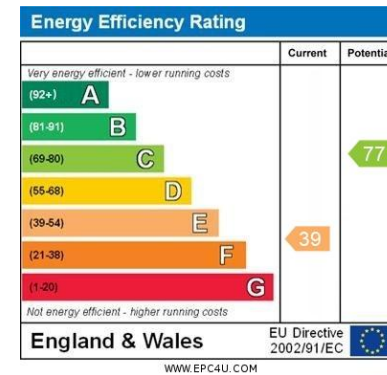
## Glendale Road, Hove, BN3 6ES

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft  
 External Cupboards = 3.3 sq m / 35 sq ft  
 Total = 63.9 sq m / 687 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026



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

112 Western Road  
 Brighton  
 East Sussex  
 BN1 2AB

www.phillipsandstill.co.uk  
 01273 771111  
 westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
 Sat-Sun: 9am - 5pm

