

ELLIOTTS

30a Farm Road, Hove, BN3 1FD

Price **£300,000 Freehold**

A BRAND NEW HOUSE right in the MIDDLE of the TOWN CENTRE!! Ready to move into, with all the ATTRIBUTES of a new build, IMMEDIATELY ADJACENT to Western Road, CLOSE to Palmeira Square on the Brighton & Hove border, within just a FEW BLOCKS of the SEAFRONT, WALKING distance to MAINLINE STATIONS.



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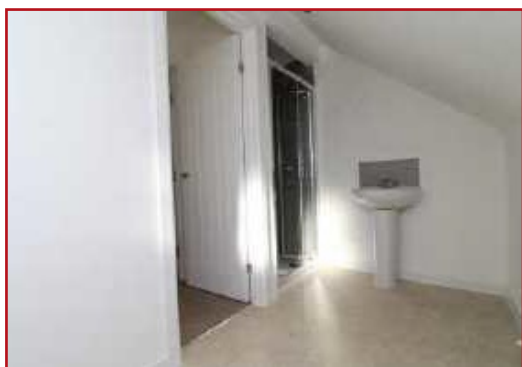
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Registered No 2829245

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Elliotts are delighted to offer a real one off, which is a newly built almost cottage style house, right in the centre of Hove, close to the Brighton and Hove border, being immediately adjacent to Western Road, close to Palmeira Square. Western Road itself leads into Churchill Square and Brighton's famous Lanes which contact a huge array of specialist restaurants and coffee shops. To the South and a few blocks is Hove seafront with its promenades and beaches, both Brighton and Hove mainline stations are within walking distance for commuters.

Entering the property, there is a good sized living space with wood strip flooring and high gloss kitchen fitted to the rear section, and with double glazed doors adjoining, leading out onto a small decked area. At first floor level, there is a double bedroom together with a good sized shower room, and the house is now built and ready for early occupation.

Walls and ceiling are smooth finish, with a neutral colour scheme, there are down lighters, new floor coverings of course, with double glazing and gas fired central heating.

- **New build**
- **Ready to move into**
- **Immediately adjacent Western Road**
- **Each reach both Brighton & Hove stations**
- **Few blocks Hove seafront**
- **First floor double bedroom**
- **Good sized ground floor living space**
- **High gloss kitchen with appliances**
- **Double glazed**
- **Gas fired central heating**

GROUND FLOOR

ENTRANCE PORCH

OPEN PLAN LIVING/

KITCHEN AREA 15'10 x 10'6
(4.83m x 3.20m)

LIVING AREA

KITCHEN AREA

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM 15'7 x 7'10 (4.75m x 2.39m)

SHOWER ROOM/WC




GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C		75	
(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	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		94	
(81-91) B			
(69-80) C	78		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 