

Flat 3, 22 Selborne Road, Hove, BN3 3AG

Price £350,000 Leasehold

Elliotts are delighted to offer this BRIGHT FIRST FLOOR conversion with feature open-plan 20'3 x 17'3 LIVING AREA/KITCHEN, offered with NO ON GOING CHAIN, FABULOUS LOCATION in highly sought after CENTRAL HOVE tree lined road, a FEW STEPS from CHURCH ROAD and CLOSE TO PALMEIRA SQUARE.

ELLIOTTS



2 Church Road, Hove BN3 2FL

T: 01273 773399

E: hove@elliottsestateagents.co.uk

&

2 Queens Parade, Hangleton BN3 8JG

T: 01273 322766

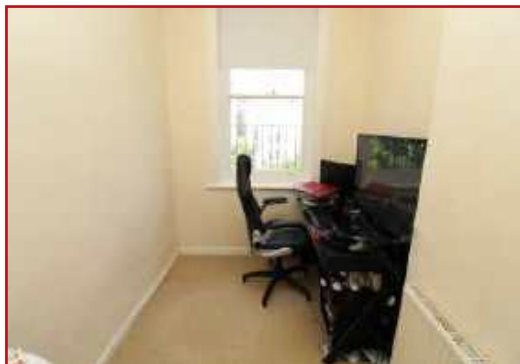
E: hangleton@elliottsestateagents.co.uk

www.elliottsestateagents.co.uk

Registered No 2829245

Registered Office:

2 Church Road, Hove BN3 2FL



A well presented first floor conversion, within this striking period building in a wide tree lined road in Central Hove, just to the south of Sussex County Cricket Ground, and just a few steps from Hove Town Centres vast array of restaurants, bars and coffee shops. Hove Seafront is also just a few blocks away, as is Hove station for commuters.

Offered with No on-going chain, the flat is in good decorative order, with gas fired central heating and enjoys a bright east/West aspect.

A signature area is the front facing open plan Living space, with lounge and dining areas, plus a high gloss kitchen including a centre island doubling as a breakfast bar. This room extends across the full width of the property with bay window and additional window in the kitchen area, all providing good natural light.

There are two bedrooms at the quieter rear section of the property plus a bathroom with white suite. In both the hallway and the main bedroom there is built in storage.

- **No On-Going Chain**
- **Bright East/West Aspect**
- **Fabulous 20' x 17'3 Open Plan Living Area/Kitchen**
- **Tree Lined Central Hove Road**
- **Walking Distance Hove Station**
- **Recent external & Common Way Re-Dec**

FIRST FLOOR

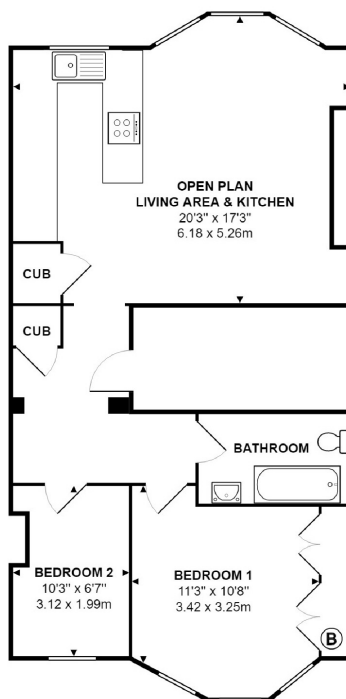
Entrance Hall

Fabulous Open-Plan Living Area/Kitchen 20'3 x 17'3 max
(6.17m x 5.26m max)

Bedroom 1 11'3 x 10'8 plus wardrobes (3.43m x 3.25m plus wardrobes)


Bedroom 2 10,3 x (32'10" x)

Bathroom



Total Area: 581 ft² ... 54.0 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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