



# 22 Farm Road

Hove, BN3 1FB

**Asking price £325,000**

Foster & Co are delighted to offer this well presented two bedroom second floor apartment set in a converted period building located on a one way street just off Western Road, Hove, with its array of shops, restaurants and supermarkets. The accommodations comprises: good size west facing living room, bright and spacious master bedroom, separate fitted kitchen, east facing second bedroom with access out onto the fire escape and a shower room.

Farm Road is located just off Western Road. The amenities of both Western Road and Church Road are all within close proximity, with a wide variety of shops, bars, bakeries, coffee shops and restaurants nearby. You are also within easy walking distance to Hove's wonderful seafront and beaches.



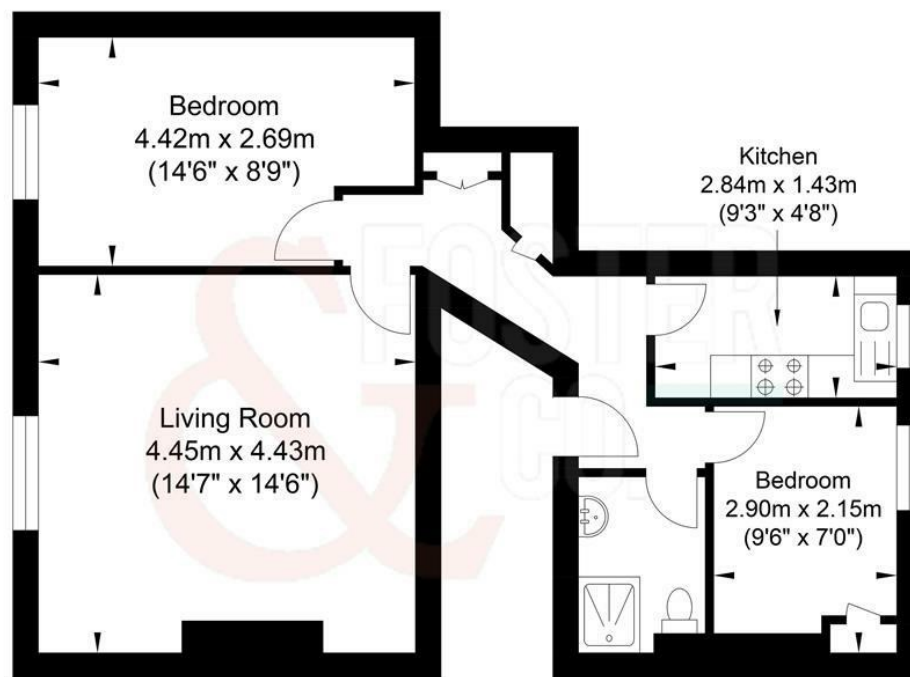
- Two Double Bedrooms
- Fire Escape Balcony
- Central Location
- No Chain
- Good Size Reception Room
- Separate Kitchen
- Walking Distance To Mainline Train Station
- Ideal Buy To Let

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Farm Road



Approximate Floor Area  
557.57 sq ft  
(51.80 sq m)

Approximate Gross Internal Area = 51.80 sq m / 557.57 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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