



Melville Road

Hove, BN3 1TH



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Asking price £450,000

A 2 Bedroom first and second floor maisonette with its own street entrance approx 850sqft with 2 bathrooms, open plan kitchen / living room, garden and off street parking for 1 car.

Melville Road lies adjacent to Dyke Road with the Seven Dials being situated at the top of the road where an array of shops, cafes and restaurants and other amenities can be found. Commuters can find Brighton mainline station a few minutes walk away in Queens Road that provide north-bound links to London/The City, with the seafront and promenade both being easily accessible. Good schools catering for all age groups are well represented within the local area.



- Share of freehold
- 2 bedrooms
- 2 bathrooms
- Own street entrance
- Private Garden
- Off Street Parking
- Fantastic Location
- Kitchen / living room
- 10 Year Warranty



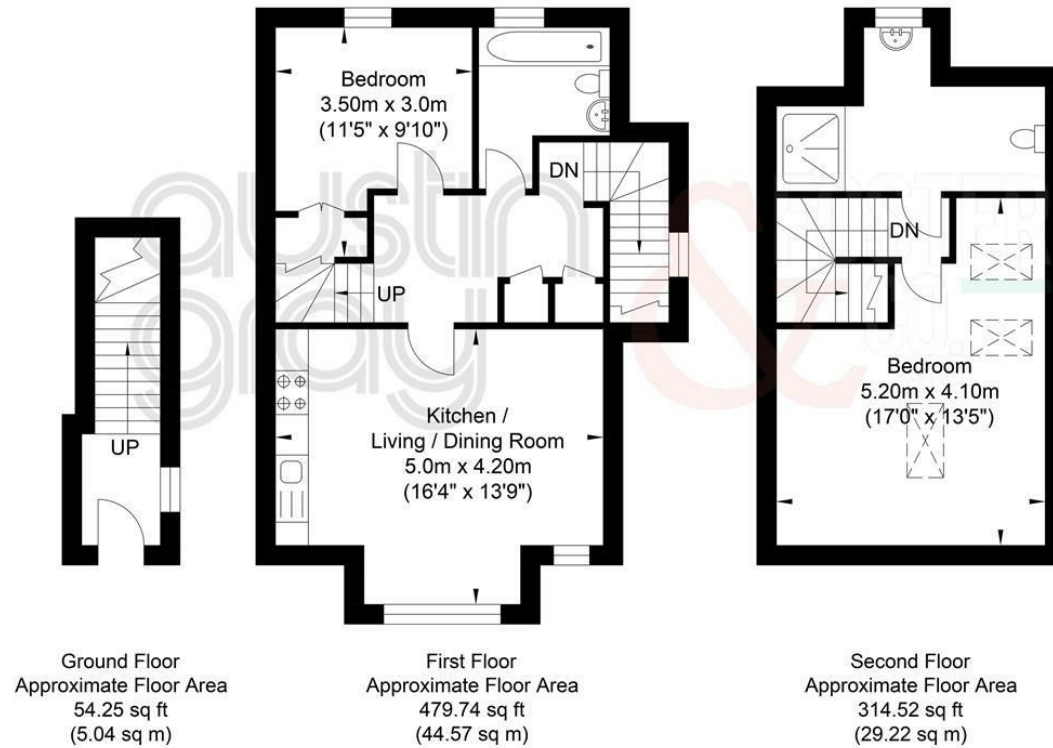
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Approximate Gross Internal Area = 78.83 sq m / 848.51 sq ft
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