

Waterloo Street, Hove

£260,000



- A Spacious First Floor Regency Flat
- One Double Bedroom
- Generous Bay Fronted Living Space
- Separate Self-Contained Studio Room
- Vibrant Central Hove Location Moments From Seafront

## Waterloo Street, Hove, BN3 1AN



Waterloo Street is situated right on the border of Brighton & Hove with the hustle & bustle of Western Road at one end and Hove's famous seafront at the other. The road is well known for its' attractive architecture and this spacious bay fronted first floor flat is no exception with large bay windows facing a decorative wrought iron balcony.

Accommodation comprises of entrance hall, large double bedroom to the rear of the property ensuring peaceful nights, modern fitted bathroom and spacious bay fronted lounge / diner with modern fitted kitchen area. The living space is extremely light, bright and airy with high ceilings and a working period feature fireplace giving you ample room for both lounge & dining areas with gorgeous views down to the sea.

As well as this, the property also comes with a second self-contained studio room separate from the main flat. This fantastic extra room is fit for a multitude of uses...the perfect office to work from home, a guest suite, storage room, laundry room - the choice is yours!

Living here you will really appreciate the excitement of having everything right on your doorstep with a huge variety of boutique & independent shops, cafes, restaurants, bars, gyms, delicatessens, beauty parlours, bakeries and Waitrose just a stone's throw away on Church Road and Western Road. And with no onward chain, this property is ready for you to pack your bags & move straight into!



## Picture this...

Whether it's your first home, a brilliant buy to let investment or a second / holiday property by the sea that you're looking for, this converted first floor City centre flat really does tick all the boxes!

You won't be needing your car in a location this central as all the food, drink & amusement you could possibly need is just outside your front door!

## Waterloo Street, Hove, BN3 1AN

Approximate Gross Internal Area  
47.9 sq m / 515 sq ft



### First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
Imageplansurveys @ 2021

## Accommodation

On half landing before first floor:

SEPARATE SELF-CONTAINED  
STUDIO ROOM

8' 6" x 5' 11" (2.59m x 1.8m)

With electric & plumbing

### FIRST FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER

16' 11" x 16' 8" (5.16m x 5.08m)

MODERN FITTED KITCHEN AREA

MODERN FITTED BATHROOM

DOUBLE BEDROOM

10' 7" x 10' 0" (3.23m x 3.05m)

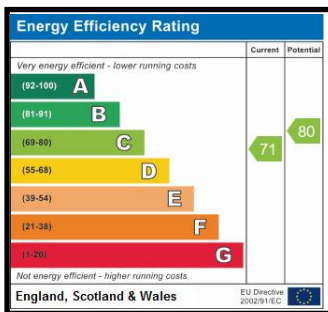




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

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

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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