



## 22B ADELAIDE CRESCENT HOVE, BN3 2JG

LEASEHOLD

Guide Price £425,000 - £450,000. Superb apartment in one of the City's most sought after & iconic Locations. This fantastic lower ground floor apartment has so much to offer with a good layout and generous size rooms combining to create a real sense of space throughout. The beautifully presented accommodation comprises; two double bedrooms, both with attractive front facing sash windows and the master benefitting from a large built in wardrobe and modern en-suite shower room with walk in shower and underfloor heating. The family bathroom has matching fittings and tiles and also benefits from underfloor heating. To the rear of the property is the impressive open plan living area with fitted kitchen and ample space for a dining area - overlooking and opening onto the private courtyard. Additional benefits include a modern iPad docking station and multi-room sound systems with ceiling speakers.

The location will appeal to many, with so much the City has to offer moments away. Hove seafront and lawns are just across the road from Adelaide Crescent, which has its own attractive and well maintained gardens. Popular local shops, cafes and restaurants surround the property in almost every direction. Brighton & Hove mainline stations are easily accessible providing regular and direct links to London,

\*Please note some of this property's images have been edited to include virtual furnishings\*

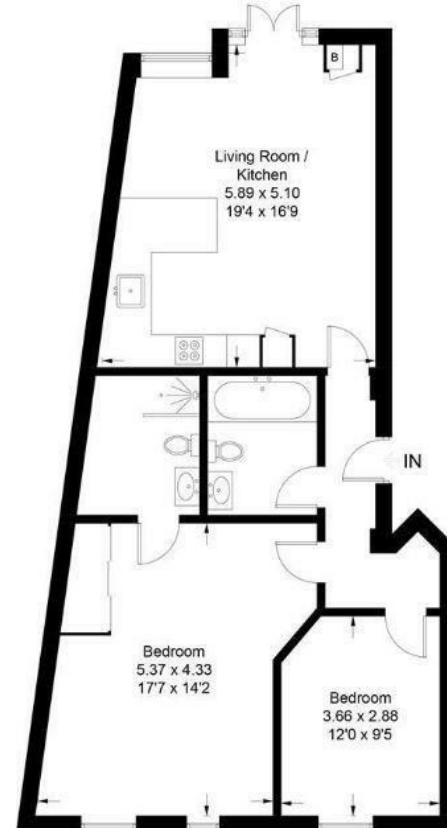
Nicholas  
James  
SALES LETTINGS AUCTIONS





## 22B Adelaide Crescent

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Google

Map data ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(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	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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