



## 76 DAVIGDOR ROAD

HOVE, BN3 1RF

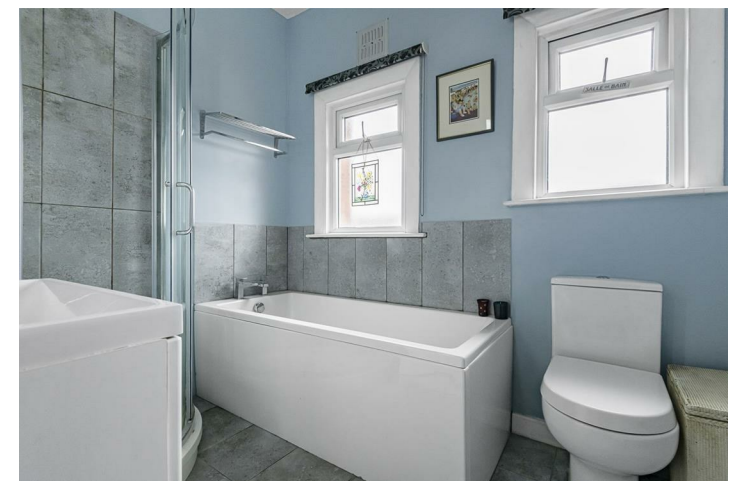
LEASEHOLD

Guide Price £300,000 - £325,000. Beautifully presented two double bedroom flat occupying the first floor in this attractive period building, located just minutes away from the fashionable Seven Dials. This bright and spacious apartment comprises of: two double bedrooms, a large kitchen lounge diner, bathroom with separate shower and a substantial store room.

Located perfectly to enjoy all the City has to offer with popular shops, cafes and restaurants close by in almost every direction, most noticeably Seven Dials.. St Ann's Well Gardens and Hove seafront is easily accessible as are Brighton & Hove mainline stations offering regular and direct lines to London.

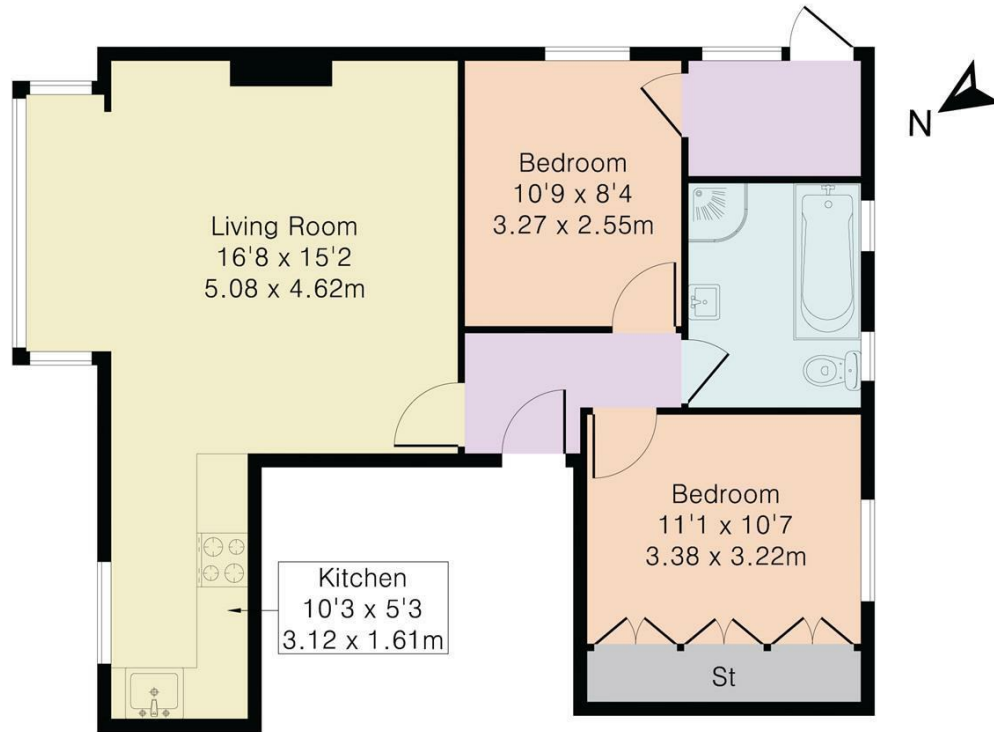
**Nicholas  
James**

SALES LETTINGS AUCTIONS





Approximate Gross Internal Area 626 sq ft – 58 sq m



First Floor



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

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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