



## 24 VALVERDE HOUSE

HOVE, BN3 3TU

£375,000  
LEASEHOLD

Fantastic top 6th floor balcony flat with superb far reaching views across the City; including the sea, the South Downs. This bright and spacious apartment boasts a modern bathroom & kitchen. Viewing highly recommended!

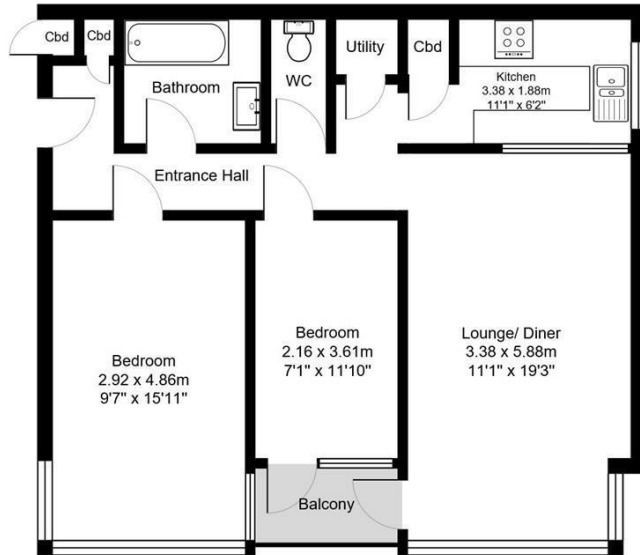
**ACCOMODATION** The clever kitchen design with projecting natural oak island forms a sociable breakfast bar and amplifies the country views here. This kitchen has an integrated oven, extractor hood, large fridge/freezer, sink and half bowl with mixer tap, to include fashionable smart tiling and oak worktops. The high spec bathroom offers an independent rainfall shower, with cast iron bath and stone tiled walls; complete with towel rail, extractor vent, folding shower screen and shaver point. There is also a separate WC, with a practical integrated hand basin. The large living room provides a pleasant social and dining space, with access onto the balcony and adjacent kitchen and breakfast bar. All having great dual aspect views. The bedrooms comfortably fit double beds, with the second room having the added use of the balcony, along with the master bedroom's bay window providing distant views towards the English Channel. The tiled balcony provides a perfect private space. The layout is well proportioned - all rooms are off the hallway, bedrooms are also away from the social areas and placed furthest from the neighbouring units. The principle bedroom for example only has one neighbour directly adjoining this room (the flat below). Plenty of storage space is available with good sized fitted cupboards, as well as a utility space housing the washing machine to reduce any noise here. Furthermore, there is shared use of storage shelving in the basement, being very useful for larger luggage items. All helping to ensure this home remains clutter free.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







24 Valverde House  
 Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup> (Including Balcony)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
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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