



41 SHELLEY ROAD

HOVE, BN3 5FQ

SHARE OF FREEHOLD

Guide Price £400,000 - £425,000. Superb maisonette with own street entrance and private rear garden. This beautifully presented property benefits from spacious rooms and a great split level layout, combining to create a real sense of space throughout. The good sized accommodation comprises of; two double bedrooms, modern bathroom, west facing lounge and fantastic kitchen/ breakfast room complete with bi-fold doors opening onto the delightful rear garden. Additional benefits include a small front garden and plenty of storage.

It is easy to see why Poets Corner is so popular. There is a real sense of community in the area with a range of great family friendly pubs, cafes and shops. Hove and Aldington station are both close by providing regular and direct links to London whilst central Hove and the seafront are also close by.

Nicholas James

SALES LETTINGS AUCTIONS







Shelley Road
 Total Area: 84.1 m² ... 905 ft²
 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 | | 67 | 78 |
| (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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