



## 10 HADDINGTON STREET HOVE, BN3 3YQ

FREEHOLD

GUIDE PRICE £650,000 - £675,000. Sold with no forward chain! A Beautifully presented period property in popular Hove location. This fantastic bay fronted Victorian home benefits from a loft conversion, creating bright and spacious accommodation across three floors, comprising; three double bedrooms, luxury bathroom, en-suite shower room, modern kitchen and through lounge diner. There is a fantastic flow to the property with a lovely layout and plenty of natural light throughout along with some lovely features including fireplaces and solid wood flooring. There is a delightful, low maintenance rear garden that can be accessed via double doors from both the dining area and kitchen.

The location offers almost immediate access to local shops, cafes, gyms, family friendly pubs and restaurants in almost every direction along with popular schools in the area. The seafront is within easy reach and there are useful transport links with plenty of bus services passing close by and Hove mainline station offering regular and direct links to London.

Nicholas  
James

SALES LETTINGS AUCTIONS







Haddington Street, Hove, BN3 3YQ

Total Area: 108.3 m<sup>2</sup> ... 1166 ft<sup>2</sup>

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		69	82
(55-68) D			
(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

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS