



## 33A SELBORNE ROAD

HOVE, BN3 3AL

£600,000  
LEASEHOLD

Price Guide £600,000 - £625,000. Superb central Hove, lower ground floor apartment with delightful west facing rear gardens. The characterful apartment benefits from great sized rooms, tall ceilings, a lovely layout and plenty of natural light - all combining to create a real sense of space throughout. The accommodation comprises; three bedrooms - one with ensuite shower room, bathroom, and fantastic living room with modern fitted kitchen offset. The property benefits from 3 outside spaces, two of which west facing. Additional benefits include plenty of storage, including separate lockable storage room designated to your flat, own street entrance and no onward chain.

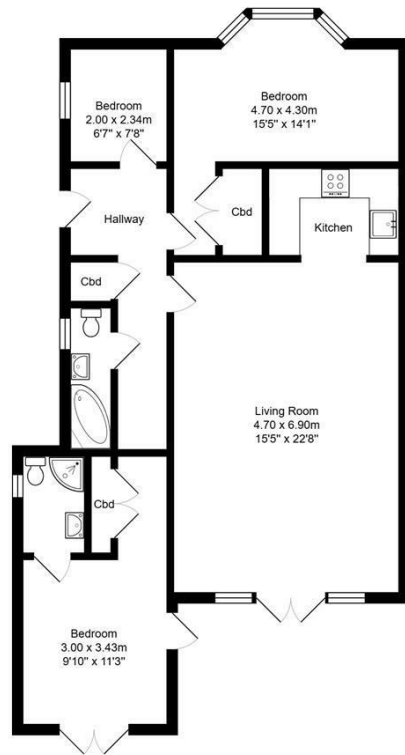
This central Hove location is perfect to enjoy all the City has to offer being within moments of popular shops, cafes and restaurants along with Hove seafront a short stroll away. Hove mainline station is easily accessible offering regular and direct links to London.

Nicholas  
James

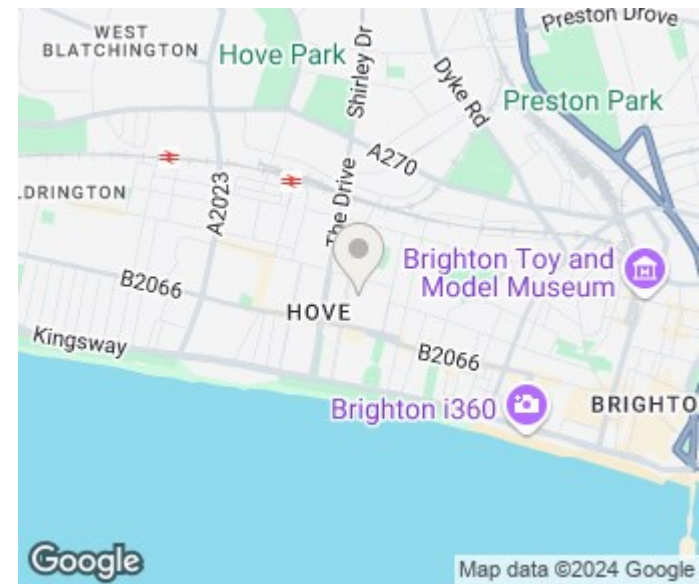
SALES LETTINGS AUCTIONS







33a, Selborne Road, Hove, BN3 3AL  
 Total Area: 90.3 m<sup>2</sup> ... 972 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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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