



FLAT 1, 6 SOMERHILL ROAD HOVE, BN3 1RN

LEASEHOLD

Fantastic ground floor apartment with good sized rear garden. This superb apartment benefits from good sized rooms, high ceilings and plenty of natural light, all combining to create a real sense of space throughout. Beautifully presented with accommodation comprising, large double bedroom with built in wardrobes, modern bathroom and impressive open living area with west facing bay windows. The large rear garden has patio areas and artificial grass, with plenty of space for table and chairs.

Situated close to St.Anns Well gardens in the centre of Hove, on a recently pedestrianised street it makes for the perfect location. Everything you need is within walking distance from transport links, shops and schools as the sought after Brunswick primary school is just yards away.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(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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