

44 LIVINGSTONE ROAD

HOVE, BN3 3WP

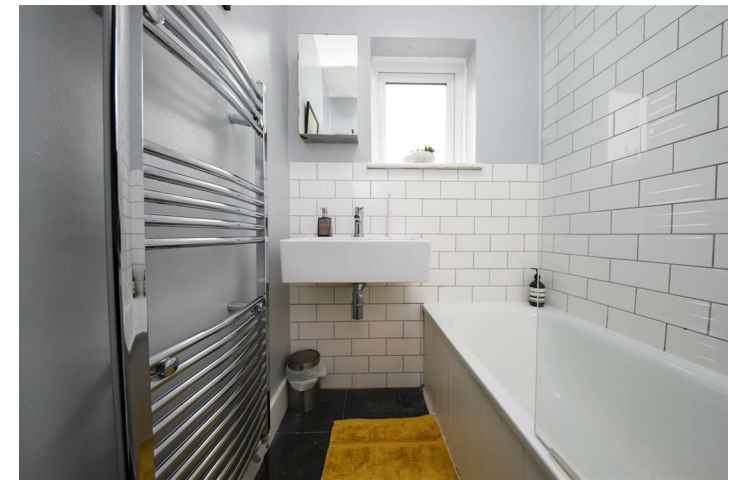
£440,000
FREEHOLD

Fantastic maisonette with the entire Freehold, moments from Hove station. This superb property occupies the raised ground and first floor of this well maintained period building, benefitting from its own street entrance and well presented accommodation comprising; two double bedrooms, bathroom, downstairs WC, modern kitchen, bay fronted living room and additional loft room. There is a real sense of space throughout with accommodation split across two levels along with plenty of natural light, the jewel in the crown is the south facing roof terrace.

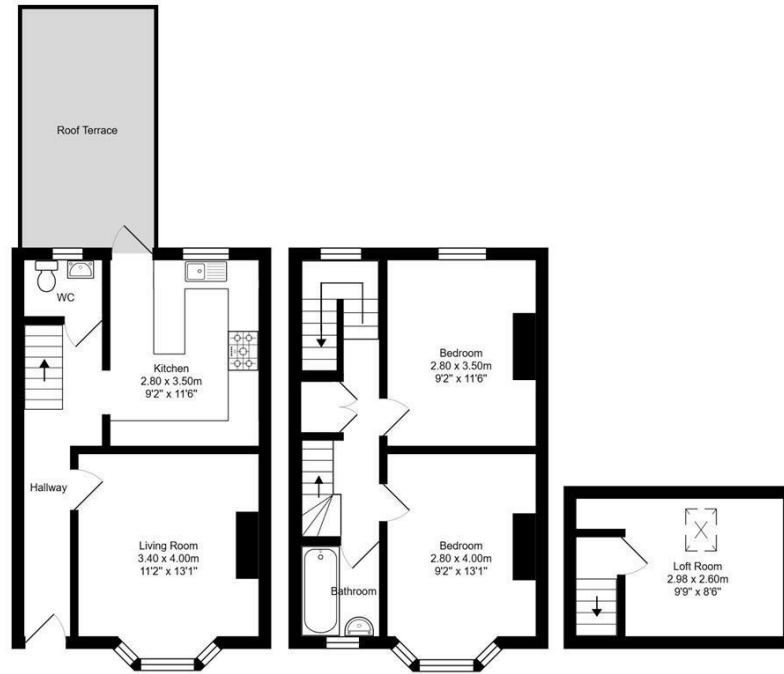
Livingstone Road is an extremely popular location in Hove, with a range of local shops, cafes and reputable pubs within the immediate area along with easy access to surrounding areas and Hove seafront. Hove Mainline Station is a short walk away providing regular & direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Livingstone Road, Hove, BN3 3WP
 Total Area: 74.2 m² ... 799 ft² (excluding roof terrace)
 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		
(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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