



## 46 WATERLOO STREET

HOVE, BN3 1AY

SHARE OF FREEHOLD

GUIDE PRICE £230,000 - £240,000. City living at its finest! A brilliant one bedroom top floor (3rd floor) apartment located in this very well maintained period building, right on the border of Brighton & Hove and moments from the seafront! This excellently presented apartment benefits from bright and spacious rooms with roof top views towards the seafront. The flats demise includes, a great sized double bedroom, bathroom and a west facing open plan kitchen lounge diner.

The location will appeal to many, being within moments of popular shops, cafes and restaurants on Western Road along with having easy access to all the City has to offer. The seafront is within view as soon as you walk out the front door and commuters will enjoy having Brighton mainline station within easy reach and offering regular links to London.

The property is sold with the share of freehold and with no chain!

**Nicholas  
James**

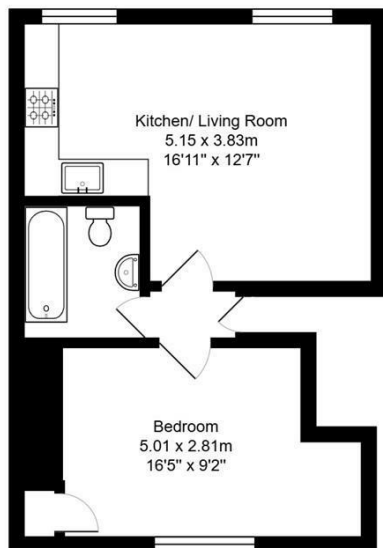
SALES LETTINGS AUCTIONS











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Total Area: 35.6 m<sup>2</sup> ... 384 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		
(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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