



## 7 SALISBURY ROAD HOVE, BN3 3AB

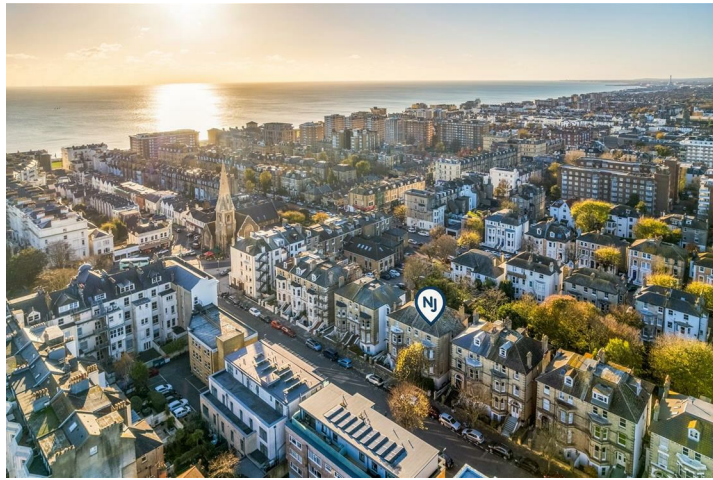
SHARE OF FREEHOLD

Guide Price £550,000 - £580,000. Superb central Hove apartment occupying the entire lower ground floor of this attractive and well maintained period building, benefitting from the entire west facing garden - measuring approximately 65ft in length. This apartment is beautifully presented throughout with the spacious accommodation comprising; two bedrooms - the principle suite with stunning en-suite bathroom and the second bedroom with a useful private WC. There is an additional shower room and storage off the entrance hall with the impressive lounge diner and separate modern kitchen located to the rear and opening onto the garden. From here you can access the office, which also has direct access to the front of the property, making it the perfect work from home space. The insulated garden room offers various possibilities and adds to the flexibility of this lovely home. There are plenty of features including sash windows, fitted shutters, restored wood flooring and feature fireplace.

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

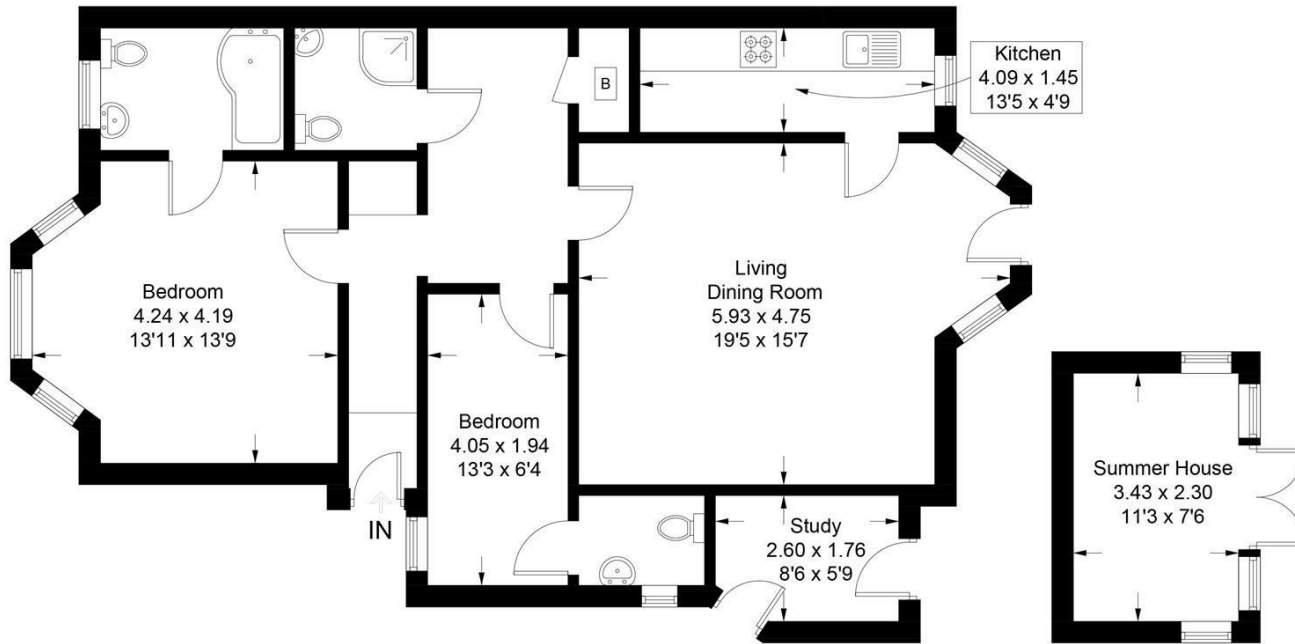
SALES LETTINGS AUCTIONS





# 7 Salisbury Road

Approximate Gross Internal Area = 82.5 sq m / 888 sq ft  
 Summer House / Study = 12.7 sq m / 137 sq ft  
 Total = 95.2 sq m / 1025 sq ft



**Lower Ground Floor**

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257747)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(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

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SALES LETTINGS AUCTIONS