



48B BRAEMORE ROAD

HOVE, BN3 4HB

LEASEHOLD

Guide Price £525,000 - £550,000. Impressive maisonette occupying the top two floors of this attractive and well maintained semi-detached property. Beautifully presented and benefitting from good sized rooms, plenty of natural light and a great layout. The accommodation comprises; lounge diner with bay windows, modern kitchen, three double bedrooms, bathroom & separate shower room. There is plenty of storage space including into the eaves. There are some lovely features including picture rails, stained glass window and feature fireplaces.

It is clear to see why this location has arguably become the most sought after in the City. Hove seafront is at the end of the road providing a range of amenities including the recently added Paddle Courts and Rockwater & Babble restaurants. There are bus services running close by whilst Hove mainline station provides regular and direct links to London.

**Nicholas
James**

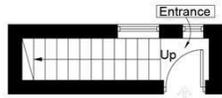
SALES LETTINGS AUCTIONS



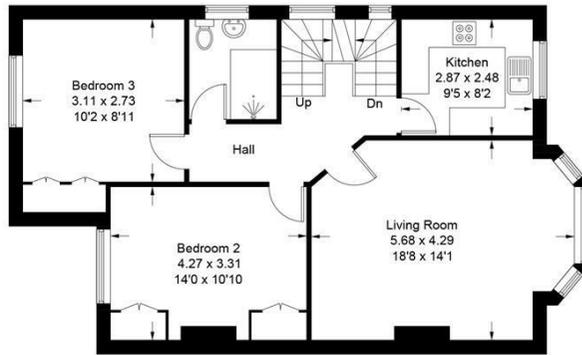


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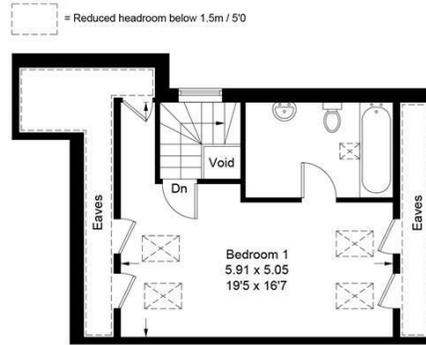
Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft
(Excluding Eaves / Void)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259652)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 78 |
| (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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