



109A SHIRLEY STREET

HOVE, BN3 3WH

£230,000
LEASEHOLD

Superb, one bedroom flat with private rear garden, located moments from Hove Mainline Station. This property occupies the entire lower ground floor of this attractive period building and benefits from bright and spacious accommodation comprising; open plan kitchen/living area, double bedroom and shower room. Additional benefits include it's own street entrance, no onward chain and private low maintenance rear garden.

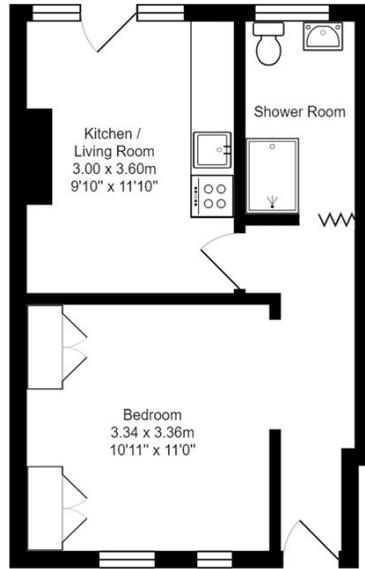
Located on Shirley Street the property is perfectly positioned to enjoy all the City has to offer, being within walking distance to a range of local shops, cafes and restaurants throughout Hove along with easy access to the seafront. Hove Mainline Station is just around the corner and offers regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Shirley Street

Total Area: 31.4 m² ... 338 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Hove Lettings
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

SALES LETTINGS AUCTIONS