



49 NORTON ROAD

HOVE, BN3 3BF

£280,000
LEASEHOLD

Beautifully presented one bedroom flat with private rear garden, located moments from Hove Mainline Station. This superb property occupies the lower ground floor of this attractive period building and benefits from bright and spacious accommodation comprising; double bedroom, living room with access onto rear garden, kitchen and modern three-piece bathroom suite. The property further benefits from it's own street entrance and no onward chain.

Located on Norton Road 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 along Church Road and 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





Norton Road

Approximate Gross Internal Area = 51.2 sq m / 551 sq ft

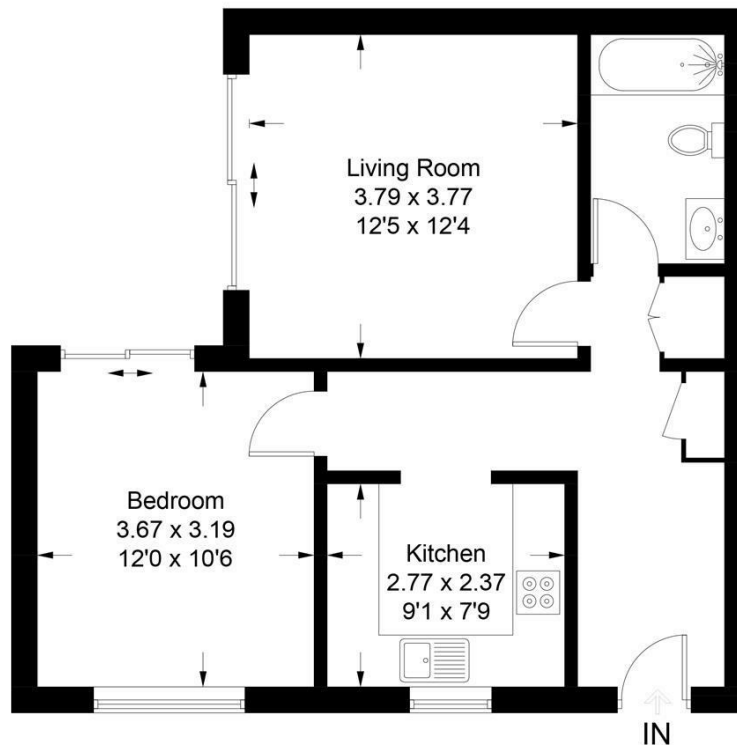


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289094)



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	69	76
	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 Sales
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