



## SHALIMAR HOUSE HOVE PARK VILLAS

HOVE, BN3 6HX

£450,000  
LEASEHOLD

Guide Price £450,000 - £475,000. Luxury two-bedroom ground floor apartment in this recently converted, iconic building overlooking Hove station. The apartment and the building itself have been modernised to an extremely high standard with this ground-floor apartment having been carefully designed to create a real sense of space with generous sized double bedrooms, en-suite shower room to master and superb, large south facing open plan kitchen / living space with red brick feature wall, granite kitchen worktops and wooden flooring. Everywhere you look there are plenty of examples of the high specification. Additional benefits including underfloor heating throughout, double glazing and no onward chain.

The location will appeal to many. Perfect for commuters being moments from Hove station whilst central Hove and Seven dials are easily accessible with a range of cafes, restaurants and shops.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



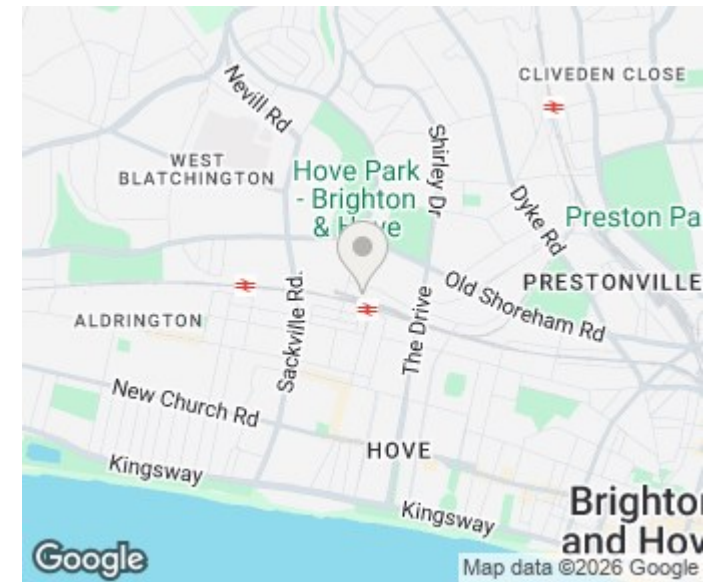


## Hove Park Villas

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345526)



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