



- One bedroom lower ground floor flat
- Good decorative order throughout
- Delightful sunny rear garden
- No Onward Chain
- Share of Freehold

Livingstone Road, Hove, BN3 3WP

Guide Price £250,000 - £260,000

A delightful one bedroom lower ground floor flat located in a highly desirable area extremely close to Hove mainline station. This apartment has a separate lounge/kitchen, double bedroom, bathroom and an additional W/C. The highlight has to be the spacious and sunny rear garden ideal for those summer BBQ's. The property is also being sold with no onward chain and a share of the freehold.





## Property Description

This beautifully presented one-bedroom lower ground floor flat on Livingstone Road, Hove, offers an excellent opportunity for those looking to enjoy the best of city and coastal living. Situated in a highly desirable location, the property is just a short distance from Hove Station, making it an ideal choice for commuters and those who need easy access to Brighton, Gatwick, and London.

The flat is in good decorative order throughout, creating a welcoming and stylish living space. The well-proportioned layout includes a comfortable living area, a generously sized bedroom, and a well-appointed kitchen, making it a perfect home for a first-time buyer, downsizer, or investor.

One of the standout features of this property is the delightful sunny rear garden, offering a private and tranquil space to unwind, entertain guests, or enjoy outdoor dining. With its attractive setting, the garden provides a rare and valuable extension of the living space, adding to the property's charm.

The flat also benefits from a share of freehold, providing additional long-term security and peace of mind. With no onward chain, the purchase process is made even easier, allowing for a swift and hassle-free move.

Located in a sought-after area, the property is surrounded by an excellent range of local amenities, including independent shops, cafes, restaurants, and green spaces. The vibrant seafront is also within easy reach, making this a fantastic place to call home.





# Accommodation

## LOWER GROUND FLOOR

ENTRANCE PORCH

WC

LOUNGE  
10' 7" x 10' 11" (3.23m x 3.33m)

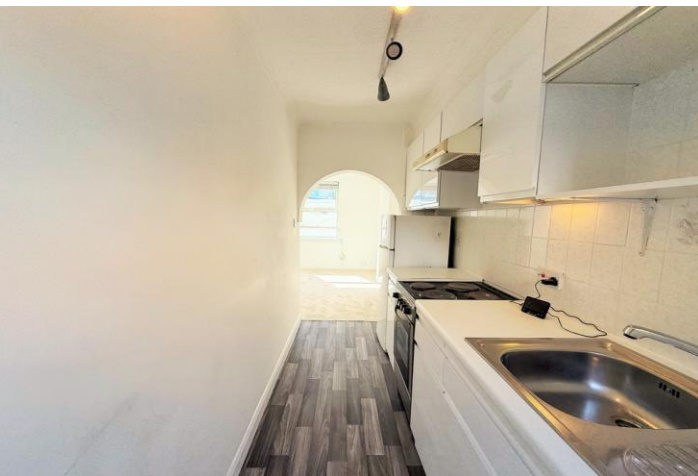
KITCHEN  
12' 3" x 4' 10" (3.73m x 1.47m)

BEDROOM  
15' 11 max" x 8' 8" (4.85m x 2.64m)

BATHROOM

## OUTSIDE

SUNNY REAR GARDEN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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