

PHILLIPS & STILL

Blatchington Road, Hove

Guide Price £300,000 - £325,000



- Attractive two bedroom patio garden flat
- Good decorative order throughout
- Open plan living accommodation
- Central Hove Location Close To Local Shops
- No chain

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A fantastic opportunity to acquire this delightful lower ground floor two bedroom converted flat, which forms part of this bay fronted Victorian property and would make be the perfect home or a buy to let investment.

Internally the property has recently been extended to a high standard and is ready for anyone to walk straight in without having to lift a finger. There is a trendy open plan living accommodation with new oak flooring and leads out to a sweet and low maintenance patio garden, which is perfect for a bit of alfresco dining on a warm summers evening. One of the biggest benefits is there are two double bedrooms, so it's perfect for renting out a room. It also feels like your living in a house rather than a flat as you have the benefit of your own private entrance.

People say it's all about location, location, location and this property could not be in a better position. It is situated within only a few minutes walk of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is within easy reach and bus services run close by offering access into the City Centre.



Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home and pour yourself a glass of wine and relax in your private rear patio garden.

This is the perfect place to be if you're looking to enjoy all Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all, this way you are guaranteed not to miss out on all of the excitement going on around you.



TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING ROOM
26' 6" x 11' 6" (8.08m x 3.51m)

BEDROOM ONE
15' 3" x 7' 10" (4.65m x 2.39m)
Currently being used as a reception room

BEDROOM TWO
14' 0" x 13' 02" (4.27m x 4.01m)

BATHROOM
10' 10" x 5' 0" (3.3m x 1.52m)

OUTSIDE

REAR PATIO GARDEN

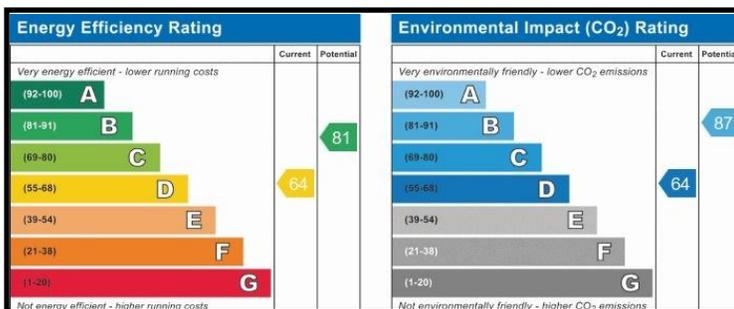




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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