

Vallance Gardens, Hove

£300,000



- A Spacious Ground Floor Converted Flat
- One Double Bedroom
- Large Lounge / Diner
- Separate Kitchen & Utility / Pantry
- Private Sunny Rear Garden
- Share Of Freehold & No Onward Chain

Vallance Gardens, Hove, BN3 2DB



If it's all about location location location for you, Vallance Gardens is nestled just off Hove seafront between the promenade and New Church Road so you are right in the heart of this fabulous & vibrant Hove side of the City. In this location you have the best of both worlds with our famous beach and promenade literally on your door step one way with an abundance of cafes, shops, boutique shops, eateries, bars, gyms and amenities available at the other end of the street. It is so quiet and peaceful here too so you can appreciate the sea air well & truly away from the tourist track!

Also only a short walk from the property are the many tourist attractions and iconic sites, trendy shops, historic West Pier and the not so historic British Airways i360. For anyone commuting or travelling further afield, Hove railway station is conveniently close by. Internally the flat is spacious with high ceilings and accommodation comprising of entrance hall, a bay fronted double bedroom to the front, a large lounge / diner that opens onto the rear garden, a fantastic separate kitchen and utility / pantry space finishing with the bathroom to the rear.

The pièce de resistance has to be the private sunny rear garden which is a great size and fully enclosed making it a safe & secure space for pets and children to play out in. It is also the perfect place for a spot of sun bathing, a little al fresco dining and entertaining friends & family in those warmer months of the year. Other benefits include a share of the Freehold and no onward chain so you'll need to be quick to view this smashing property!



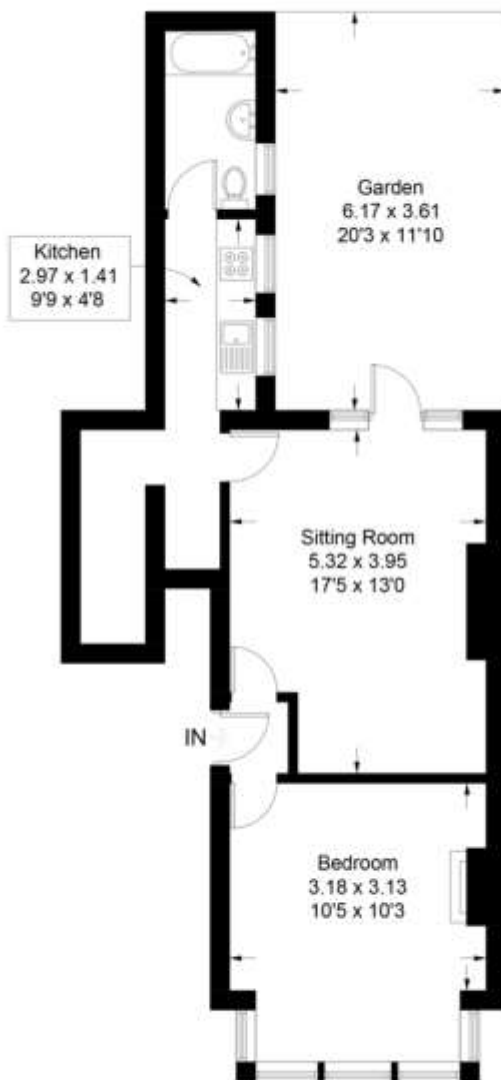
Picture this...

Come summer, you'll be spoilt for choice of places to enjoy the sunshine as you have your own private garden to relax in and the picturesque seafront promenade moments from your front door...

If you're feeling more like shopping than sunbathing you have a wealth of boutique & independent shops available nearby on Church Road as well as Churchill Square shopping precinct a short walk into town!

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Approximate Gross Internal Area = 52.6 sq m / 566 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

GROUND FLOOR

ENTRANCE HALL

BAY FRONTED DOUBLE
BEDROOM

10' 5" x 10' 3" (3.18m x 3.12m)

LOUNGE / DINER

17' 5" x 13' 0" (5.31m x 3.96m)

KITCHEN & UTILITY / PANTRY
AREA

9' 9" x 4' 8" (2.97m x 1.42m)

BATHROOM

OUTSIDE

PRIVATE SUNNY REAR 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
1-20	G		
Not a single efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

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.

Phillips & Still

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www.phillipsandstill.co.uk