

# PHILLIPS & STILL

Tisbury Road, Hove

Asking Price £190,000 - £200,000



- A very well presented first floor studio apartment
- Feature mezzanine level
- Good decorative order
- Close proximity to Hove station and seafront
- Perfect home or investment

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## Tisbury Road, Hove, BN3 3BA



This beautifully presented first-floor studio apartment is an exceptional find for first-time buyers or investors seeking a prime location. The apartment showcases a modern and stylish interior, reflecting good condition throughout with thoughtful design elements that enhance its appeal.

At the heart of the apartment is a well-defined living space that seamlessly blends functionality with comfort. The highlight is the inviting mezzanine level, which provides additional sleeping space or a cozy reading nook, optimizing the studio's layout. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Situated in a desirable location, this property is in close proximity to the Hove station, making it ideal for commuters. The nearby seafront offers picturesque views and a relaxing environment, perfect for leisurely walks or outdoor activities. Residents can enjoy the convenience of being within walking distance to a variety of local shops, cafes, and amenities, ensuring that daily essentials are easily accessible.

Overall, this studio apartment presents an excellent opportunity for those looking to enter the property market or expand their investment portfolio, offering both charm and practicality in a sought-after area.



## Accommodation

### FIRST FLOOR

ENTRANCE PORCH

STUDIO ROOM

MEZZANINE

KITCHEN

BATHROOM



**First Floor**

**Mezzanine**

Total floor area 39.0 sq. m. (420 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)





## 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](mailto: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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
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 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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