

PHILLIPS & STILL



## Waterloo Street, Hove, BN3 1AH

- A Stunning Regency-Style Split Level Apartment
- Two Double Bedrooms
- West Facing Bay Fronted Lounge & Two Private West Facing Front Balconies With Sea Views
- Modern Kitchen / Diner With Integrated Appliances & Space For Table & Chairs

Guide Price of £450,000 - £475,000

- Private Rear Sun Terrace
- Original Wood Floorboards, Feature Fireplace & High Ceilings
- No Onward Chain
- Vibrant City Centre Location Moments From Seafront





## Property Description

Here we have an extremely rare opportunity to acquire a stunning split level first floor Regency-style maisonette with a sunny roof terrace & two front balconies in a sought after area just off Hove seafront and moments from the cosmopolitan shops & bustling restaurant and café culture of Western Road on the Hove / Brighton boundary.

The approach to this glorious, spacious home is one of style and elegance. Flooded with light with a Westerly front aspect, this stylish apartment oozes period charm coupled with neutral, crisp décor. The reception room really does have the WOW factor boasting fabulous ceiling heights, original floorboards, a period fireplace and floor to ceiling round bay windows. There are two lovely original wrought iron balustraded balconies, one from the lounge and one from the front master bedroom, both providing space to relax & picturesque sea views!

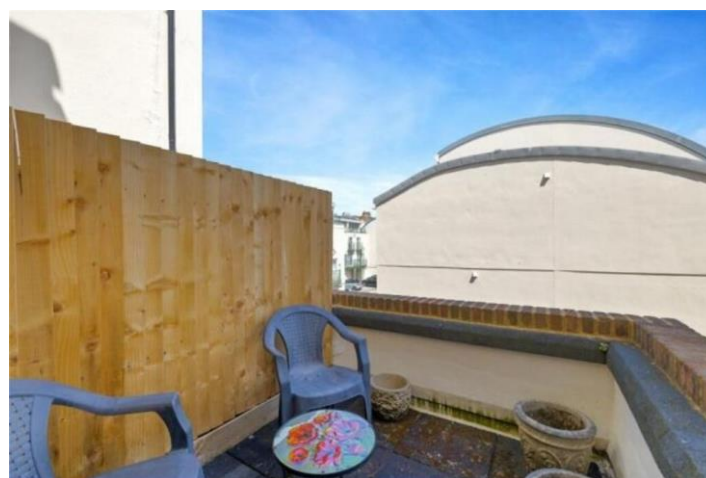
The modern fitted contemporary kitchen is a fantastic size with integrated appliances & lots of room for those who enjoy cooking. And for those to enjoy the eating part, there is plenty of space for dining furniture separate to the lounge. The lounge and kitchen / diner together make the perfect entertaining space.

Stairs take you up to a landing off of which there are two fabulous double bedrooms and a modern bathroom suite. The master bedroom offers plenty of built-in wardrobes & storage, and access to the second of the two balconies. The "piece de resistance" has to be the sunny private roof terrace accessed from the rear bedroom. Imagine sitting out here, sipping wine and catching up with friends on those long summer balmy evenings!

Waterloo Street is a tranquil & picturesque one-way street the epitomises Brighton & Hove living and with no onward chain, this stunning property is ready to pack your bags and move straight into!







## Accommodation

### FIRST FLOOR

#### KITCHEN / DINER

12' 9" x 12' 6" (3.89m x 3.81m)

#### BAY FRONTED LOUNGE

16' 3" x 14' 8" (4.95m x 4.47m)

Staircase rising to:

### LANDING

#### BEDROOM ONE

12' 2" x 12' 1" (3.71m x 3.68m)

With built-in wardrobes

#### BATHROOM

#### BEDROOM TWO

13' 3" x 8' 4" (4.04m x 2.54m)

### OUTSIDE

#### PRIVATE SUN TERRACE TERRACE

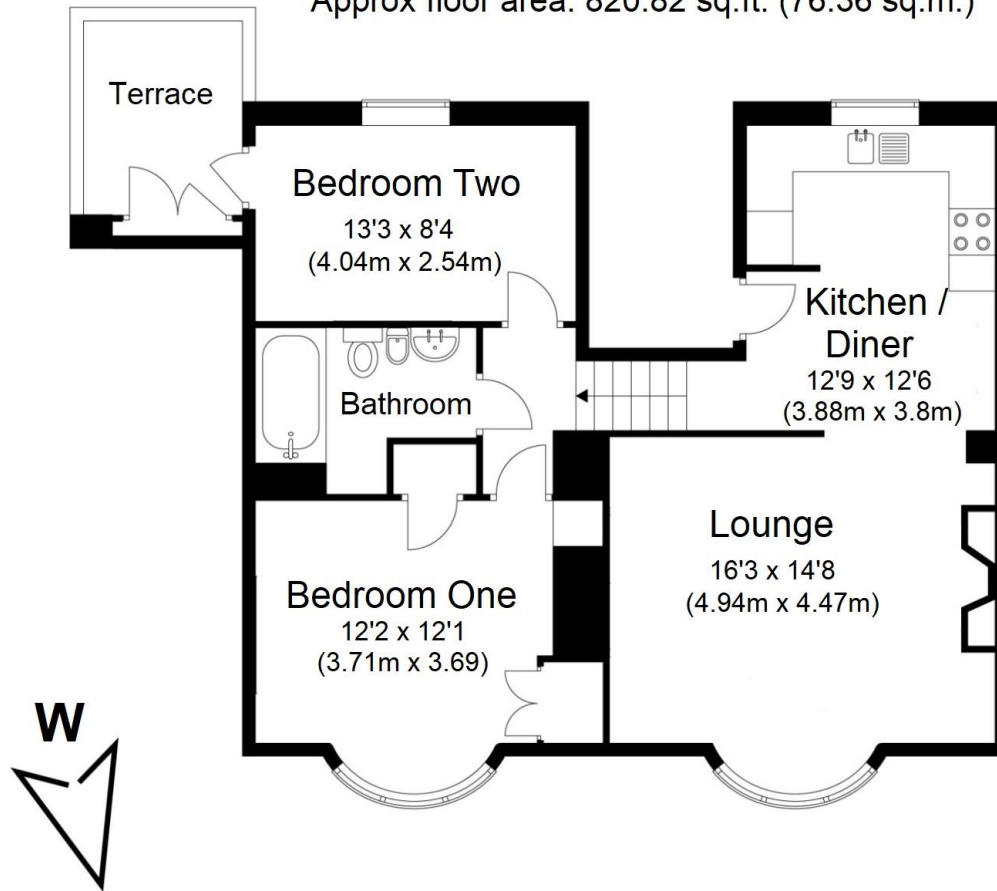
Accessed from Bedroom Two

#### TWO FRONT WEST FACING BALCONIES

Wrought iron period balconies to the lounge and front bedroom

# Waterloo Street, Hove

Approx floor area: 820.82 sq.ft. (76.36 sq.m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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