

SHARE OF FREEHOLD



Apartment (EPC Rating:)

FLAT 1, 45 SELBORNE ROAD, HOVE, BN3 3AL

Price Guide

£400,000

ASTON VAUGHAN
Sales and Lettings



2 Bedroom Apartment located in Hove

Rising north from Palmeira Square and Church Road, close to Hove Station, Sussex County Cricket Ground and several popular schools; Selborne Road is perfectly positioned for professionals looking to live the quintessential Hove lifestyle by the sea.

Formed from the entire lower ground floor of a substantial townhouse, this two-bedroom apartment not only benefits from its own street entrance, but also sole access to a large and sunny west-facing rear garden. As is common for lower-ground apartment, the layout is unique and versatile, so there remains plenty of scope for further reconfiguration. With a Share of the Freehold, the owners of this property will have greater say in any works completed.

The attractive terraced houses of Selborne Road were completed in 1881 as part of the Willett Conservative Area which is characterised by substantial homes in pale gault brick. This one bears the architectural features of the period picked out in white against the brickwork, with steps leading down to the apartment door.

Facing west, the garden is a suntrap during the summer months and is not overlooked at the rear with mature trees bordering in neighbouring gardens. It is laid to lawn with a patio area closer to the house, but there is huge scope for further landscaping and space for a garden office if needed.

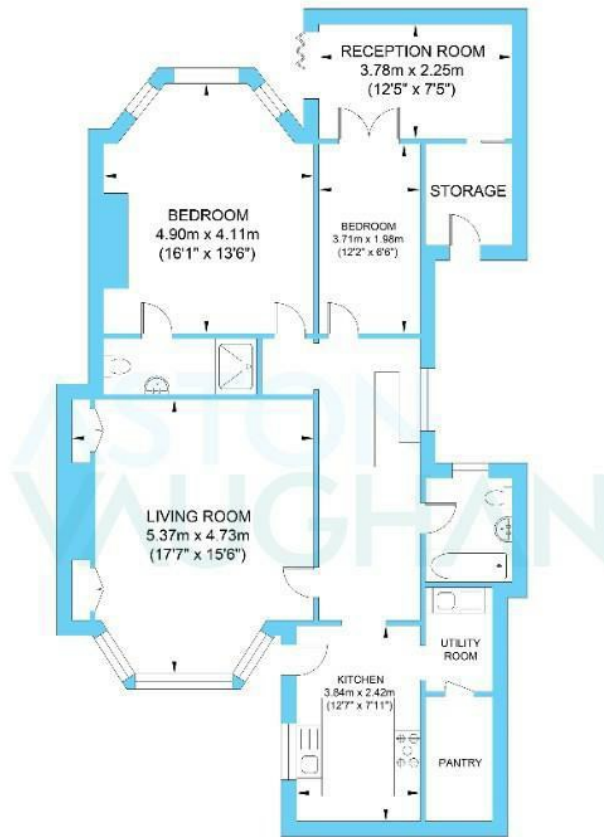
Stepping inside, you are welcomed directly into the fitted kitchen which has a modern country feel with a butler sink, range cooker and oak worktops. Next door, the utility room has space for two machines and an adjoining pantry, ideal for dry food stuffs, crockery and separate appliances.

From the kitchen, the wide corridor has been repurposed as a separate room for entertaining and dining with a breakfast bar. Nearby, the main reception room is incredibly spacious with a deep bay window almost covering the easterly wall allowing plenty of natural light to stream in. Wood flooring, calico walls and spotlights brighten the space and useful storage has been built into the alcoves around the chimney breast provides the perfect space for a wall mounted TV above the entertainment systems which can sit in the original fireplace space.

Moving through the flat, you pass the main bathroom to reach the bedrooms which are peacefully positioned to the rear of the building with garden access. The principal room mirrors the living room in shape and size, boasting a stylish en suite shower room with metro brick tiling and a large walk-in shower. Bedroom two is smaller, leading through to a second reception room and storage space which could be reconfigured to create a larger second bedroom, or third bedroom, to add value.



Selborne Road



Approximate Floor Area
1064.55 sq ft
(98.90 sq m)

Approximate Gross Internal Area = 98.90 sq m / 1064.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these 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.