

**Spencer
& Leigh**



First Floor Flat, 7 Titian Road, Hove, BN3 5QR

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Offers Over £350,000 - Leasehold - Share of Freehold

- Spacious first floor flat
- 17' Living/dining room with bay window
- Two double bedrooms
- Modern fitted kitchen
- Long lease with share of freehold
- Stylish shower room
- Access to loft for storage
- Sought after Hove location
- Close to amenities and seafront
- No onward chain

Situated on the desirable Titian Road in Hove, this spacious first floor flat offers a delightful blend of comfort and modern living. Boasting two double bedrooms, this property is perfect for couples, small families, or those seeking a stylish retreat by the coast.

The heart of the home is the impressive 17ft living/dining room, which features a charming bay window that floods the space with natural light, creating an inviting atmosphere for relaxation and entertaining. The modern fitted kitchen is well-equipped, making it a joy to prepare meals and entertain guests. Additionally, the stylish shower room adds a touch of luxury to your daily routine.

This flat comes with a share of the freehold, providing you with greater control over your living environment, and there is no onward chain, allowing for a smooth and swift purchase process. The property is conveniently located within walking distance of the seafront, where you can enjoy the beautiful beach and vibrant promenade. Furthermore, the amenities along Portland Road are just a short stroll away, offering a variety of shops, cafes, and restaurants to explore.

For those looking to expand their living space, there is potential to extend into the loft, subject to the necessary consents. This flat presents an excellent opportunity to create your ideal home in a sought-after location. Don't miss the chance to make this charming property your own.



Titian Road is a popular location within Hove. The location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Communal Entrance
 Stairs rising to First Floor
 Entrance
 Entrance Hallway

Sitting/Dining Room
 17'5 x 15'10

Kitchen
 11'9 x 10'7

Bedroom
 13'3 x 11'9

Bedroom
 8' x 7'7

Shower Room/WC

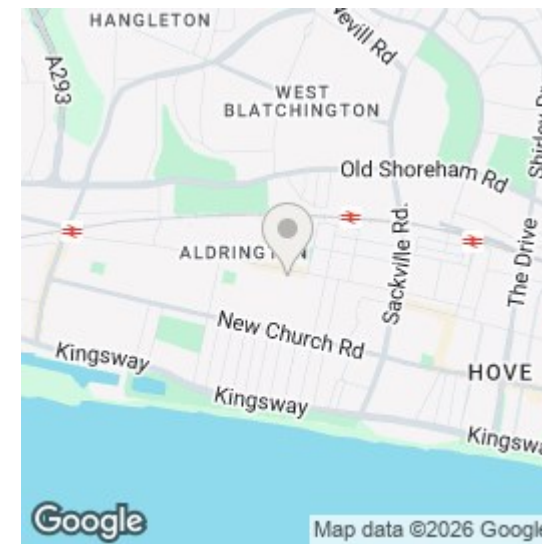
Property Information

102 years remaining on the lease
 Service Charge - 50/50 as and when required
 Zero Ground Rent
 Council Tax Band B: £2,2006.23 2026/2027
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Restricted on street parking - Zone W
 Broadband: Standard 7 Mbps and Superfast 71 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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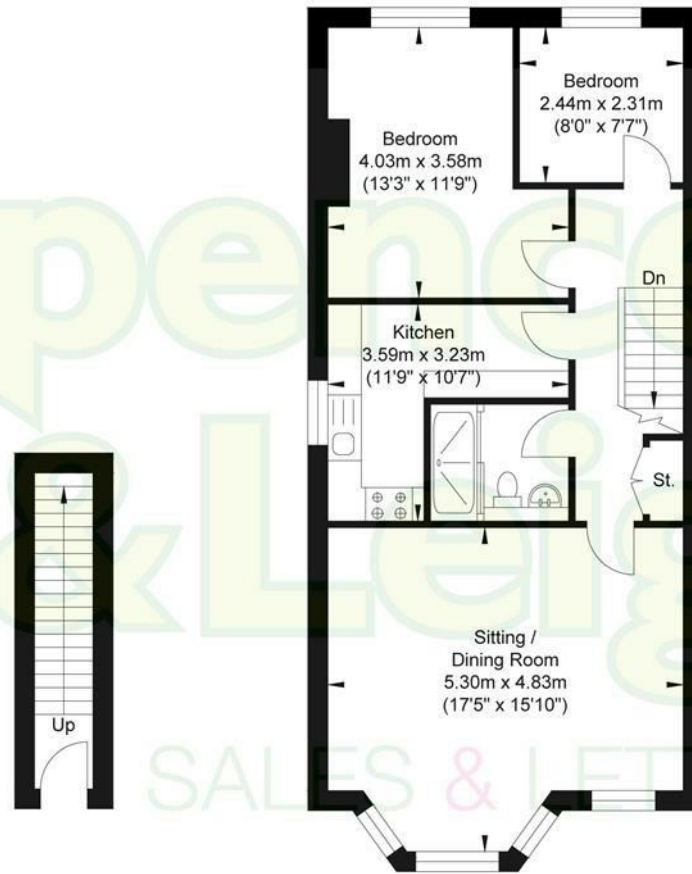
Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Titian Road



Ground Floor
Approximate Floor Area
44.13 sq ft
(4.10 sq m)

First Floor
Approximate Floor Area
670.37 sq ft
(62.28 sq m)



Approximate Gross Internal Area = 66.38 sq m / 714.50 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.