



2 Medina Terrace

Hove, BN3 2WL

Guide price £425,000

GUIDE PRICE £425,000-£450,000

Offering stunning sea views from the main living room and kitchen. A grand reception room (17'4 x `15'3) with a triple sash bay window, a separate kitchen, a generous double bedroom with ample built-in cupboard space and a contemporary bathroom.

Sitting adjacent to the seafront and south of Kingsway at the bottom of the road the seafront, beach and promenade are only metres away, while the bustling cafe culture, shops and restaurants of Church Road are all easily accessible just a short walk from your front door at the top of the road.

Nearer to home a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough bakery and the Kernel of Hove health food store. The renowned Marrocco's is close at hand on Kings Esplanade with handmade Italian ice-cream, perfect for hot summer days.

A leisurely stroll along the promenade takes you to the King Alfred Leisure Centre or Hove Lagoon and the ever-popular Big Beach Cafe.

Hove train station is within easy walking distance approximately just over half a mile away and provides convenient mainline commuter links to London, while regular bus services travel into the hubbub of Hove's Church Road, onto the centre of Brighton and out to Devil's Dyke.



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■ Sea Views

■ Share Of Freehold

■ Fantastic Location
- 1 Bedroom

■ Separate Kitchen

■ Period Features

■ Second Floor

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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