



Hove, BN3 5FQ

## Offers in excess of £325,000

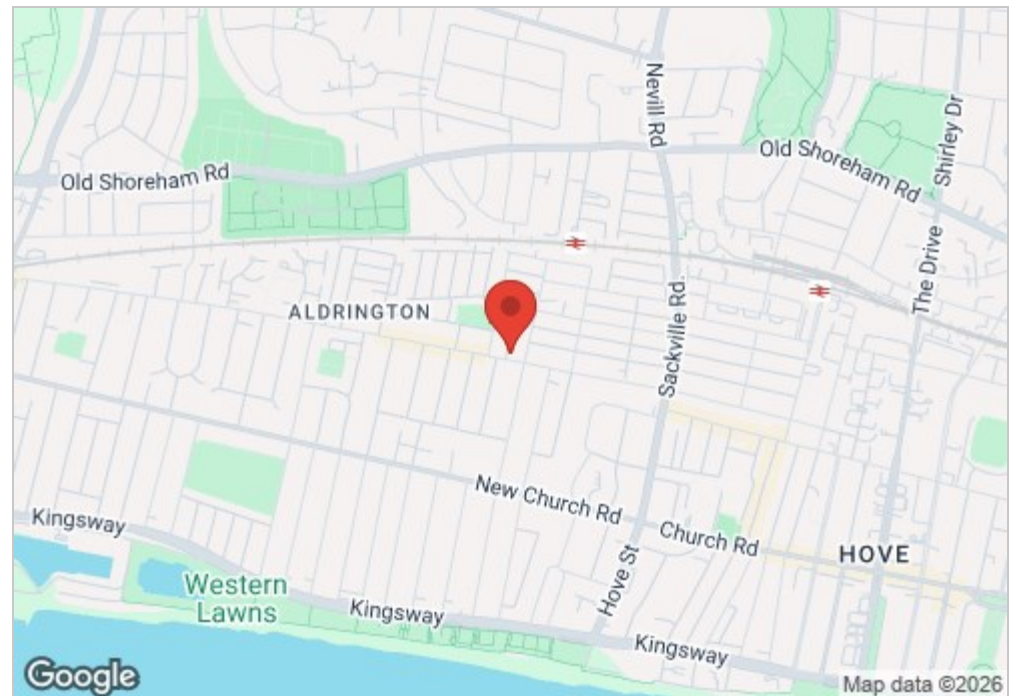
A first floor 2 bedroom apartment in Stoneham Lofts which was newly converted in 2019, a contemporary building nestled within the Stoneham area of Poets corner close to Flour Pot and Sainsbury's.

This apartment is located on the first floor, the kitchen comes fully equipped with appliances, all integrated. Benefiting from a en-suite to the master bedroom and a family bathroom.


The hallway is nice and spacious and there is access onto the flat roof for a fire escape.

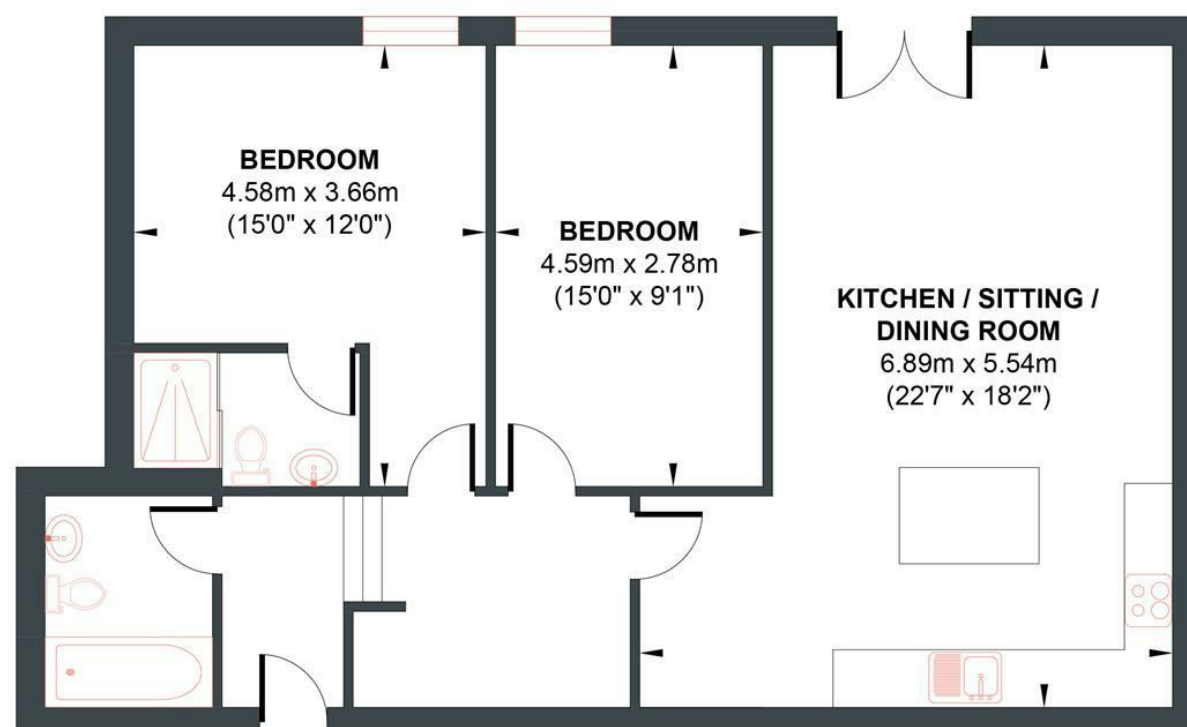
Shelley Road is situated in the popular Poets Corner district of Hove within walking distance of Hove mainline station (approximately half a mile) and Aldrington railway station. Portland Road is only at the end of the street with a selection of boutique clothing shops and independent stores, there is also a selection of cafe's and eateries, Stoneham Park is also around the corner that has a café and local bakery to add to this welcoming community.

Further local shops and supermarkets are nearby in George Street and Church Road where there is also a large selection of bars and restaurants. Hove seafront is within easy reach and many bus services that run close by; offering access into Brighton City Centre and beyond. The property is also close to an array of well regarded schools, nurseries and educational facilities.



- GUIDE PRICE £350,000
- 822 sq ft
- - £375,000
- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Permit Parking on Street
- Close to Shops and Coffee Shops
- Close to Hove Seafront
- Leasehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



FIRST FLOOR

**Approximate Floor Area**  
822.79 sq ft  
(76.44 sq m)



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All measurements are approximate

