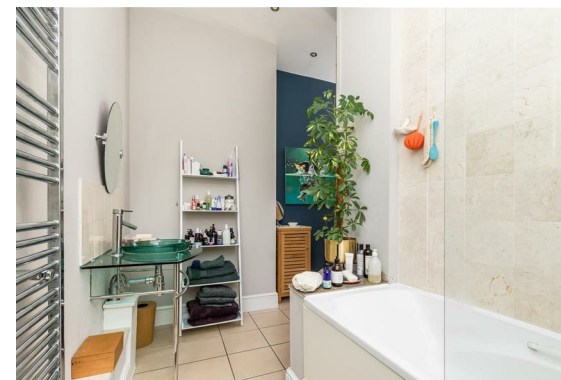


Church Road

Hove





We know just the place...



Guide Price £475,000 – £500,000

Lextons are delighted to offer this spacious mansion flat with a host of period features, a superb dual aspect living/dining area and two large double bedrooms. The property is located within this substantial period building on the corner of Grand Avenue/Church Road in central Hove and benefiting from the beach just moments away.

Accessed via an impressive communal hallway, once inside, the accommodation has a spacious feel with dual aspect windows and wonderfully high ceilings throughout. As you enter the property there is a very useful hallway providing storage for coats and bags as well as giving access to the living/dining room. The Living/Dining area is flooded with natural light from four large windows benefitting from views up The Drive and along Western Road. Access to the principle bedroom is also found via the hallway and once inside it's easy to see there is ample space for large furniture and plenty of storage. The second bedroom is again very generous in size and can be found via the hallway at the rear of the building. The modern fitted kitchen is separate from the living area and enjoys built-in appliances, marble work tops and an abundance of cupboard space. At the end of a the hallway, a beautifully presented family bathroom suite is situated. Overall, the property is in excellent decorative order throughout and internal inspection is strongly recommended.

Church Road is at the very heart of Hove centre with an array of restaurants, bars and shopping facilities on the door step. Hove seafront with its wide open spaces, lawns and beaches is also within a very short walk.



2

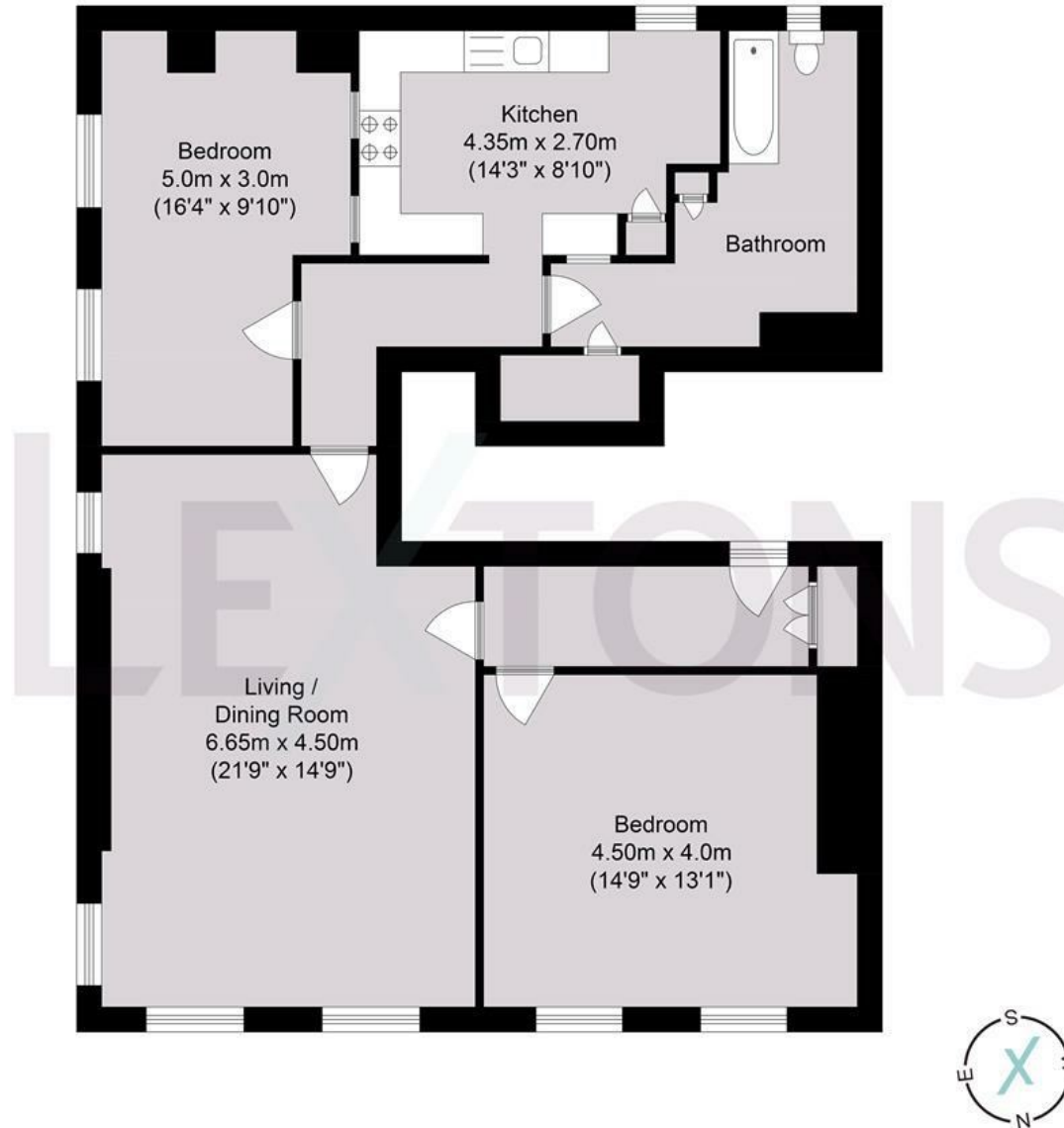


1



1





Approximate gross Internal floor Area 93.09 sq m/ 1002.01 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Meet us here...
174 Church Road
Hove
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.