



Granville Road, Hove



Asking Price
£325,000
Share of Freehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- SOUTH FACING REAR GARDEN
- MODERN FITTED BATHROOM
- GROUND FLOOR
- SEPARATE MODERN FITTED KITCHEN
- SHARE OF FREEHOLD

Robert Luff & Co are delighted to offer for sale this rarely available one bedroom, ground floor garden apartment located in the heart of Seven Dials. This beautifully presented apartment benefits from being recently refurbished throughout, private south facing garden, share of freehold and separate modern fitted kitchen.

Located in Granville Road this apartment is on the doorstep of Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton and Hove Seafrost. This one bedroom apartment is an ideal first time buy or investment.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 9'5 x 5'2 (2.87m x 1.57m)

Sitting/Dining Room 13'1 x 11'1 (3.99m x 3.38m)

Bedroom 12'9 x 11'3 (3.89m x 3.43m)

Bathroom

South Facing Rear Garden

Agent Notes

Share of Freehold - Lease Length: 199 years from 29 January 1998
Service Charge: £660, collected biannually.



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Ground Floor
Approximate Floor Area
434.96 sq ft
(40.41 sq m)



Approximate Gross Internal Area = 40.41 sq m / 434.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.