



## Davigdor Road, Hove



Asking Price  
£310,000  
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- WHEELCHAIR ACCESSIBLE
- CLOSE PROXIMITY TO SEVEN DIALS
- CLOSE PROXIMITY TO BRIGHTON & HOVE STATION
- TWO COMMUNAL ROOF TERRACES WITH FANTASTIC VIEWS
- REMAINDER OF A 10 YEAR WARRANTY
- LONG LEASE

Artisan is located on Davigdor Road which is within walking distance to Seven Dials with its variety of bars, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton & Hove mainline station's with its direct links to London and is also within walking distance to central Brighton.

This spacious and extremely well presented apartment occupies part of the ground floor of this newly built development. The generous accommodation features: Entrance hall, Open plan kitchen/living room, one double bedroom and contemporary shower room. Further benefits include: two communal roof terraces with outstanding 360 views, NHBC warranty, long lease, secure bike store.

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## Accommodation

Entrance Hall 11 x 8'1 (3.35m x 2.46m)

Kitchen/Living/Dining 22'5 x 14'8 (6.83m x 4.47m)

Bedroom 14 x 12'5 (4.27m x 3.78m)

Shower Room

### AGENTS NOTES

SC: £112.70 PCM

Leasehold - 241 Years Remaining

Council Tax: C

EPC: C

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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### Floor Plan

Approx. 57.2 sq. metres (615.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.