



Farm Road
Hove

HEALY
& NEWSOM

EST. 1990





Farm Road, Hove, BN3 1FB

£160,000

A ground floor flat located in a premium position with easy access to Brighton city centre, the beach, and the picturesque promenade, making it an excellent choice for those who enjoy coastal living.

There is crisp white décor throughout the flat enhancing the sense of space and light. Upon entering, you are greeted by a bright entrance hall that leads to a well-appointed living room, which seamlessly flows into the modern kitchen. The kitchen features a selection of white gloss units, a ceramic hob and an integrated oven, along with space for an undercounter fridge freezer, making it both functional and stylish.

The property comprises of an open plan living room with opening to the kitchen, one bedroom and a well-designed bathroom that caters to all your needs and includes a mixer shower over the bath. Additionally, the property includes a utility cupboard, providing convenient space for a washing machine and a door entry system.

Set back from the main road in a delightful mews, this flat offers a peaceful retreat while still being close to the vibrant life of Hove and Brighton. With a long lease of 151 years and no onward chain, this property presents an excellent opportunity for first-time buyers or investors alike.

Location

Farm Road is within Brunswick Town conservation area, with this property set back from the road in a quiet courtyard. The property is situated in a convenient location with easy access to Hove promenade and beach (approximately 0.3 miles in distance). Along the promenade there is the King Alfred Leisure Centre, i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Western Road and Church Road with its main shopping thoroughfare, the convenient location also offers excellent road links and bus routes as well as a vast array of amenities in Brighton and Hove.

St Ann's Wells Park is under half a mile in distance, a popular green space in a city location which includes tennis courts and café, the beautiful grounds also host various festivals and events throughout the year.

Hove and Brighton mainline train stations are both approximately one mile in distance, providing direct access to Gatwick, London Victoria and surrounding areas for those who need to commute.

Additional Information

(Outgoings as advised by our client)

EPC Rating: C

Internal measurements: 342 Square feet / 32 Square metres

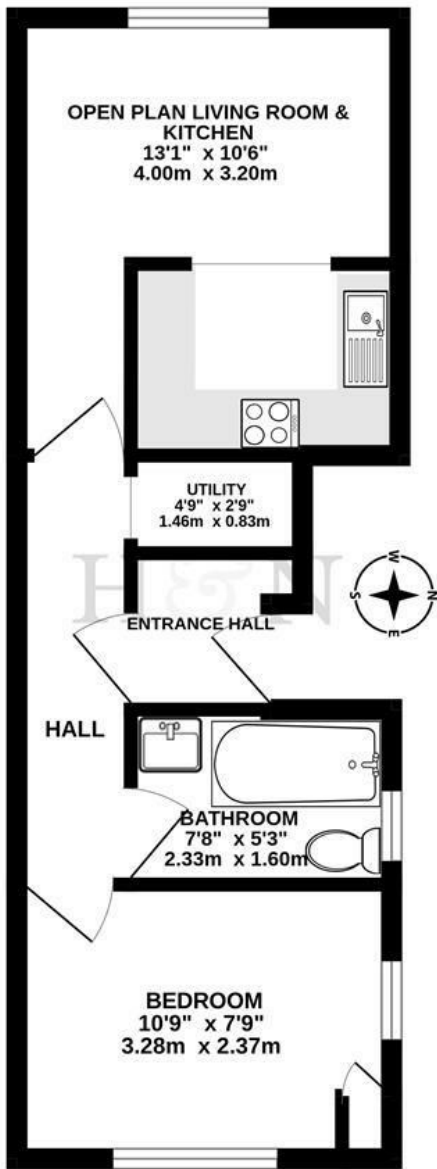
Tenure: Leasehold - 151 Years remaining on Lease

Maintenance charges: Approximately £948.57 per annum, no ground rent is payable

Council tax band: B

Parking Zone: M

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344sq.ft. (32.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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