

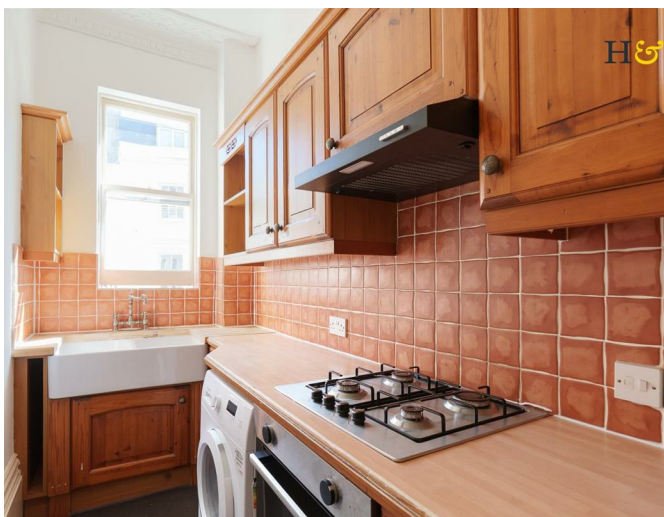


Waterloo Street  
Hove

HEALY  
& NEWSOM

EST. 1990





# Waterloo Street, Hove, BN3 1AN

£245,000

A delightful property offering a unique blend of elegance and potential and is situated on the first floor of a converted, listed three-storey building. There is an impressive floor-to-ceiling bay window in the living area, which opens onto a lovely veranda adorned with iconic ironwork. This feature not only enhances the aesthetic appeal but also provides charming views over the street, allowing natural light to flood the room.

The flat retains many original period features, including high ceilings and detailed cornice work, which add character and warmth to the living space. Built-in storage solutions further enhance the practicality of the home. While in need of modernisation, the kitchen presents an exciting opportunity for the new owner to personalise it to their taste and currently features a traditional butler sink with a period window above.

The bedroom offers westerly aspect views of the Old Market Theatre and the serene Kerrison Mews Courtyard, situated within a conservation area rich in history. The fully tiled bathroom is equipped with a bath, mixer tap shower, basin, and W.C, ensuring comfort and convenience.

The property benefits from gas central heating and is sold with no onward chain, making it an attractive option for both first-time buyers and investors alike. With the beach just moments from your front door, this flat is perfectly positioned to enjoy the vibrant coastal lifestyle that Hove has to offer.

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## Location

Waterloo Street was developed in 1820s and was named to commemorate the Battle of Waterloo, it is steeped in history and forms part of Brunswick Town Conservation Area. At the south end of the street is the beach and at the top is Western Road, with its main shopping thoroughfare and Churchhill Square shopping mall just moments from your door step. This convenient location has easy access to the i360 attraction and Brighton Pier. There are also excellent road links and bus routes as well as a vast array of amenities, Brighton mainline train station is only approximately a mile in distance, providing direct access to Gatwick Airport, London Victoria and surrounding areas for those who need to commute.

This property is positioned on the west side of the road near the historic arched entrance to Kerrison Mews Courtyard, to the rear of the building are the delightful Waterloo Street community grounds and walkways, The Old Market Theatre is also situated to the rear of this flat.

## Additional Information

(Outgoings as advised by our client)

EPC rating: C

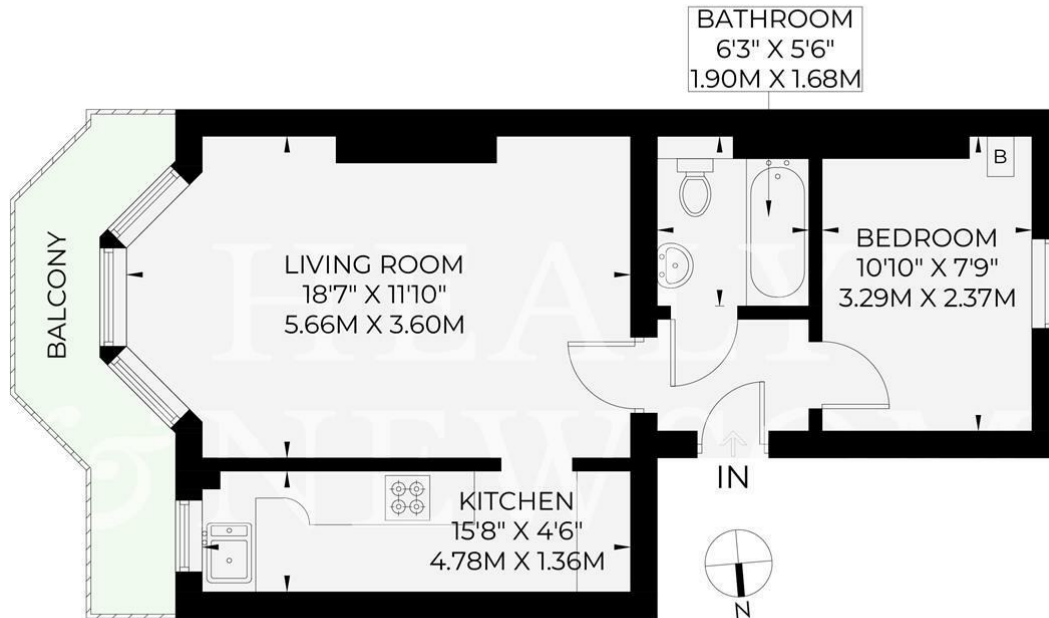
Internal measurement: Square feet / Square metres

Tenure: Leasehold - 989 years remaining on the lease.

Maintenance charges: £1,643.90 per year.

Council tax band: A

Parking zone: M



## First Floor

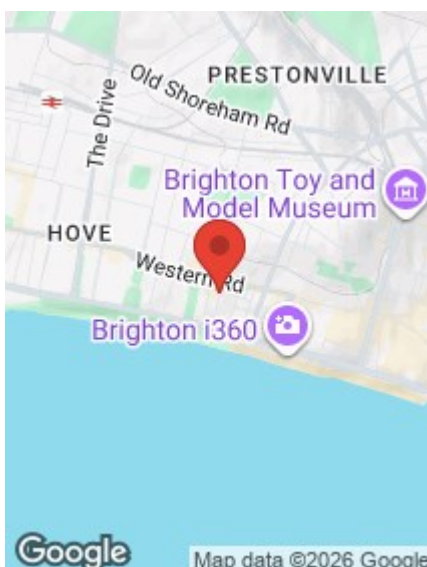
### 41 sq m / 441 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 41 sq m / 441 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



Prepared for Healy & Newsom 2026



#### 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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