



H&N

Modena Road, Hove

£450,000

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EST. 1990





Modena Road, Hove, BN3 5QF

Located in very desirable Modena Road, Hove, this charming conversion flat occupies the entire ground floor of an attractive red brick Edwardian property. The property boasts well-appointed accommodation with impressive high ceilings, period features and real wood floors; exuding character and offering lots of potential throughout.

Newly decorated with a crisp white decor and very well presented, the property has generously proportioned rooms and a lovely flow of natural light. Comprising a bay fronted bedroom, spacious eat in kitchen with separate utility room, shower room, and large living room with sun room giving direct access to the rear garden.

The impressive garden is private and original wall enclosed with paved patio areas; landscaped with established borders and shrubbery - a tranquil oasis perfect for relaxing or entertaining guests. With a long lease this property not only offers a beautiful living space but also a sense of security.

Don't miss the chance to make this flat your home and enjoy the best of Hove living with its vibrant atmosphere and convenient amenities.

This beautiful garden flat briefly comprises of a spacious entrance hall with storage, original varnished floor boards expand throughout the property which also has high ceilings. To the rear of the property is the spacious reception room there is the original Edwardian fireplace with solid wood surround that features full length turned columns and an inset oval mirror. This welcoming rooms is bright with built in storage, original French doors open to the conservatory, the garden is enjoyed from these rooms with natural light flowing through.

The charming kitchen also retains original features with an original built in double cupboard, there is a gas hob and integrated oven, the utility room and shower room is accessed from here and there is convenient side access to the front of the property and garden. The double bedroom has a bay window with views over the front garden, another feature fire place and picture rail.

Location

Modena Road is situated just around the corner from the local Richardson Road parade of shops that include a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers. A more comprehensive range of nearby shops are also close by in Portland Road, along with regular bus services giving direct access to Church Road and Brighton city centre.

There is a choice of main line train stations just under a mile away, Hove Station (0.9 miles in distance) and Aldrington station (0.4 miles away), both have direct links to London Victoria. This excellent and convenient location is close to several parks and recreational areas and Hove lagoon where you can enjoy water sports and sea front walks, in addition, there is a selection of local, nursery, primary and middle schools in the area.

Additional Information

EPC rating: D

Internal measurement: 862 Square feet / 80 Square metres

Council tax band: C

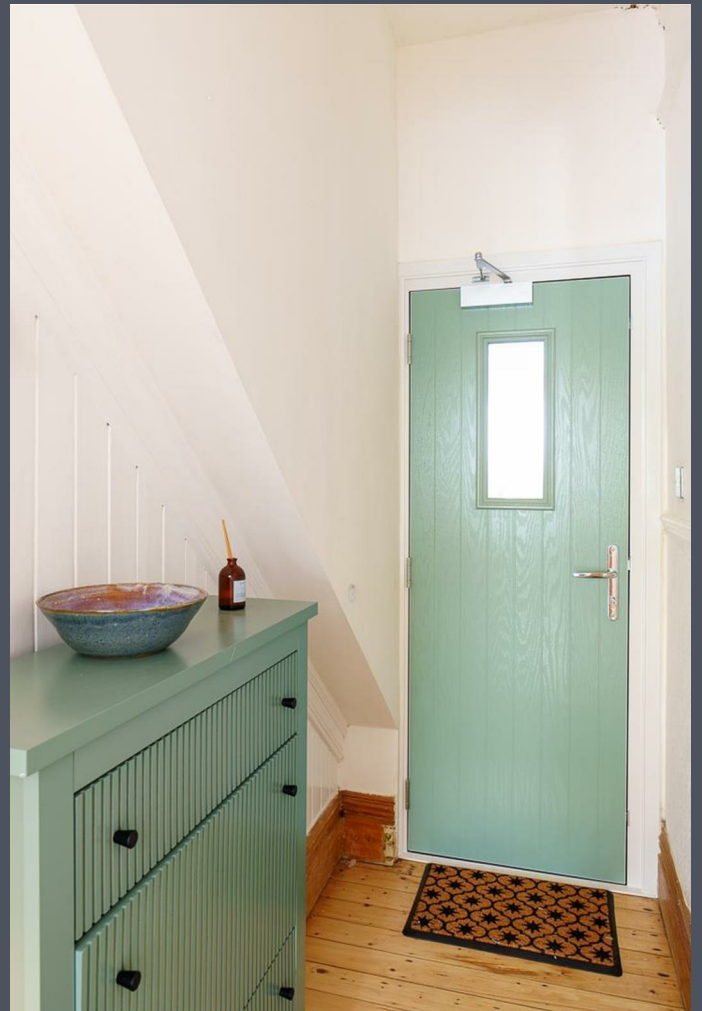
Parking zone: R

Tenure: Leasehold: Approx 150 years remaining

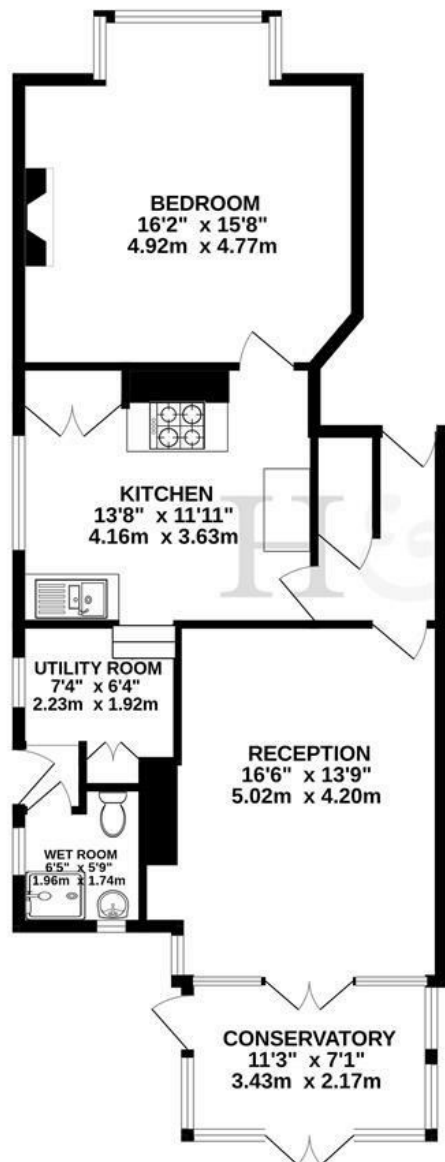
Maintenance charges: £2,976 per annum

Ground Rent: Zero - none charged





GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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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