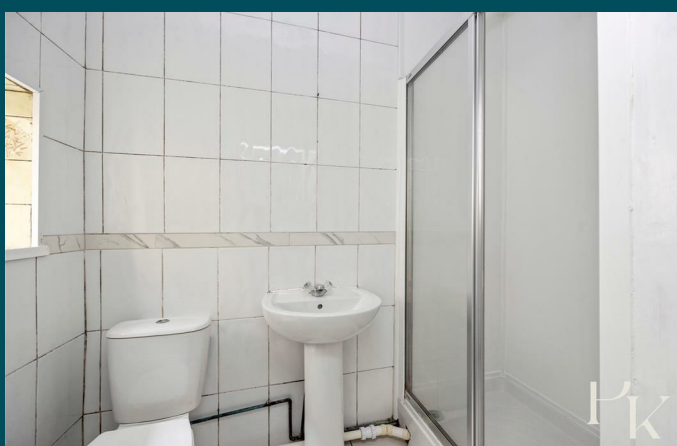




19 Waterloo Street
Hove, BN3 1AN



19 Waterloo Street

Hove, BN3 1AN

Asking price £275,000

A fantastic opportunity to acquire a well-proportioned one-bedroom apartment in one of Brighton's most desirable seafront locations, just moments from the beach and the vibrant amenities of Western Road.

Set on the lower ground floor of an attractive period building, the property offers almost 600 sq ft of versatile accommodation, with a spacious living room, generous kitchen/dining room and a comfortable double bedroom complete with en-suite shower room. The kitchen enjoys direct access to a private patio area, providing a rare and valuable outdoor space in such a central location.

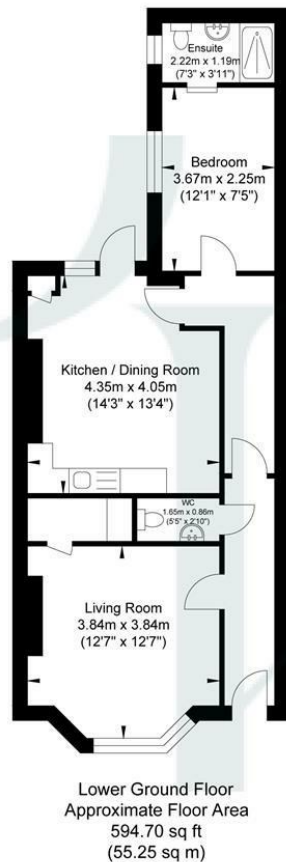
Waterloo Street is perfectly positioned to enjoy everything Brighton has to offer, from morning walks along the seafront to the city's renowned cafés, restaurants and independent shops, all within easy reach. Brighton Station is also conveniently accessible, making it an ideal base for commuters and weekend visitors alike.

Further benefits include a share of the freehold and a peppercorn ground rent, offering long-term peace of mind and added appeal for both owner-occupiers and investors.

Offered to the market chain free, this property presents an excellent first home, coastal retreat or investment opportunity in the heart of Brighton's ever-popular Regency quarter.



Waterloo Street



Approximate Gross Internal Area = 55.25 sq m / 594.70 sq ft
 Illustration for identification purposed 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	
67	78
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	
EU Directive 2002/91/EC	

**Pearson
Keehan**