

# 97B Lorna Road

Hove, BN3 3EL

**Guide price £280,000- £300,000**

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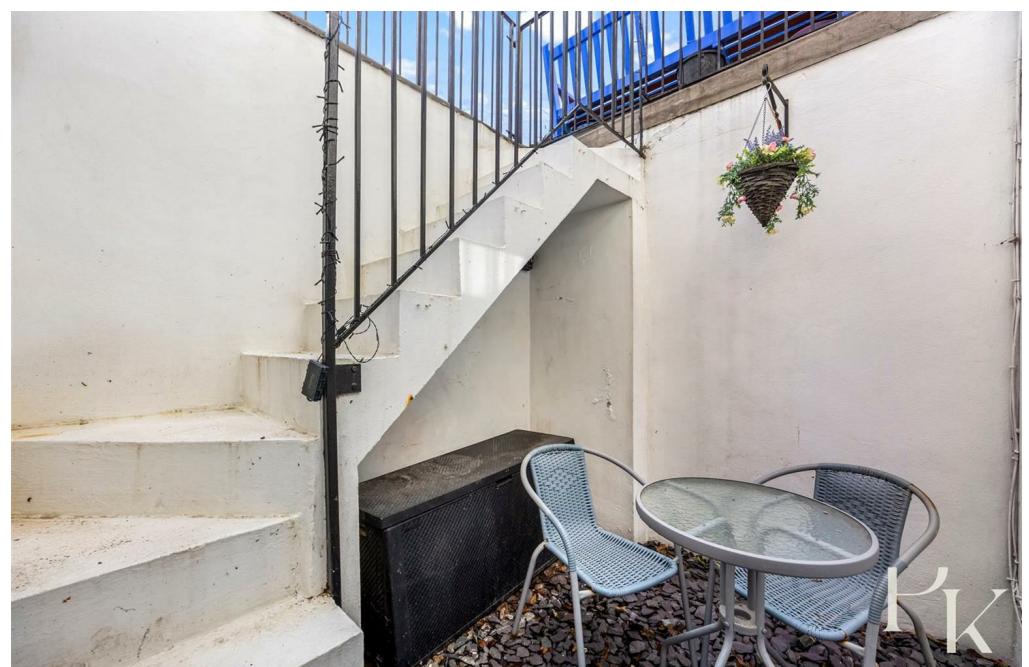
A modern and spacious one-bedroom lower ground floor flat situated in the highly sought-after Lorna Road, Hove.

The property offers well-proportioned accommodation throughout, featuring a bright and generous living room with ample space for both seating and dining, enhanced by bespoke built-in shelving and storage that keeps the space feeling clean and uncluttered.

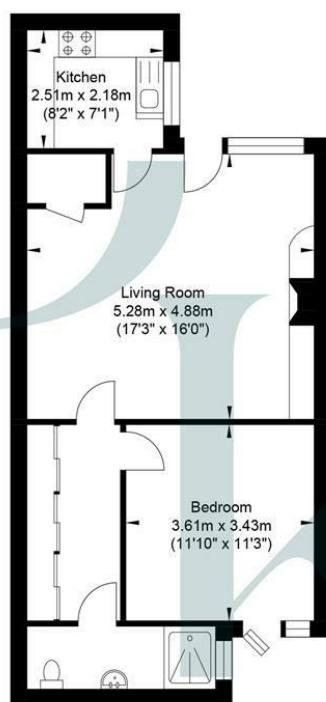
The contemporary fitted kitchen is thoughtfully designed with sleek cabinetry, quality worktops and integrated appliances, making excellent use of the space while maintaining a stylish finish.

The double bedroom is calm and comfortable, while the modern bathroom is finished to a high standard with a smart, neutral suite. Additional benefits include a private entrance, modern décor throughout, and clever storage solutions that maximise the flat's usability.

Lorna Road enjoys a prime location just moments from Hove Railway Station. Hove seafront is just a short stroll away, along with local shops, cafés and excellent transport links to the city centre. This property is ideal for professionals, first-time buyers or as a buy-to-let investment.



## Lorna Road



Lower Ground Floor  
Approximate Floor Area  
604.28 sq ft  
(56.14 sq m)



Approximate Gross Internal Area = 56.14 sq m / 604.28 sq ft

Illustration for identification purposes 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	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
Keehan