

22 Sackville Road

Hove, BN3 3FB

Asking price £270,000

This one-bedroom ground-floor apartment forms part of a beautiful period building and boasts generous proportions, charming original features, and an enviable Hove location.

With high ceilings, large sash-style windows and a flowing layout, the home presents an excellent opportunity for those seeking a spacious property with huge potential for refurbishment and personalisation. The well-appointed living room sits at the heart of the home, showcasing stripped wooden floorboards, ornate cornicing and a decorative fireplace. French doors open into the conservatory, a bright and versatile additional living area overlooking the garden.

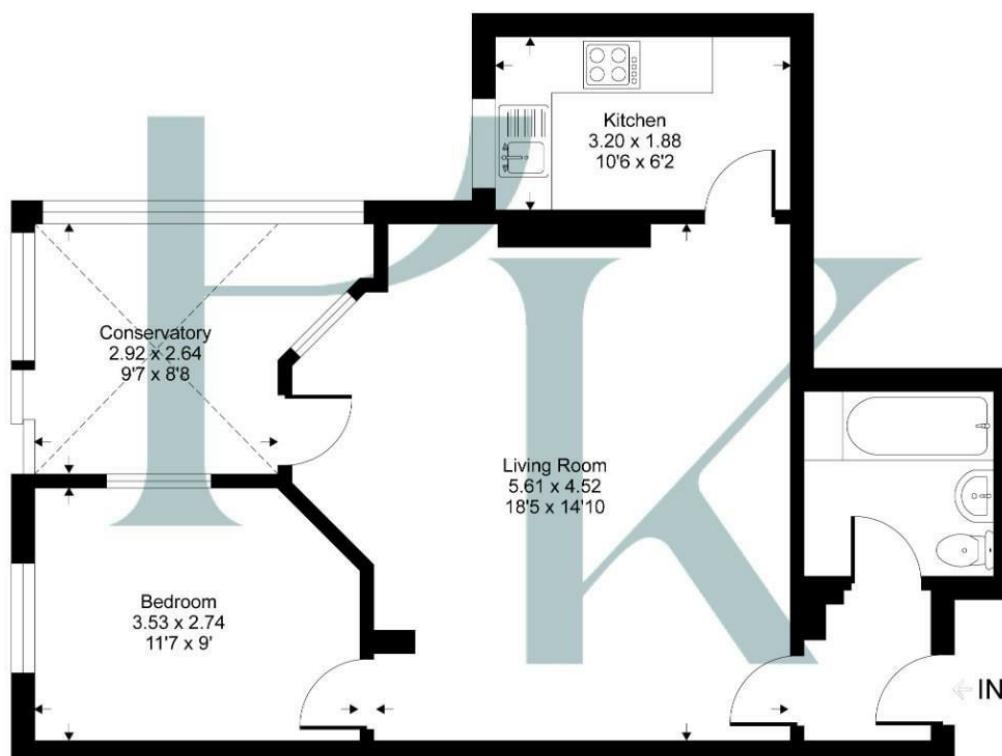
The kitchen is well-proportioned and with modernisation, it has superb potential to become a stylish, contemporary space. The double bedroom is peacefully positioned at the rear of the property, enjoying plenty of natural light and a pleasant outlook over the gardens. A bathroom completes the accommodation.

Located on Sackville Road, the apartment is ideally placed for the extensive amenities of vibrant Church Road and the nearby Hove seafront. Hove Railway Station is within easy reach, providing fast links to London and beyond, while regular bus services offer convenient access to Brighton city centre.



Sackville Road, BN3

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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| 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 | | |
| England & Wales | 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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