



# 87A Old Shoreham Road

Hove, BN3 7AQ

**Offers over £340,000**

Old Shoreham Road - Hove - This beautifully arranged four-bedroom maisonette offers an impressive 1,126 sq. ft (104 sq. m) of internal living space across three floors, blending generous proportions with characterful charm and modern convenience.

Enjoying its own street entrance, this home feels more like a house than an apartment. Once inside, you're welcomed by a thoughtfully designed layout, with accommodation spanning the first and second floors. The first floor hosts a bright and spacious double-aspect lounge with large bay windows, creating an inviting living and entertaining space. A separate, well-equipped kitchen leads directly out to a generous roof terrace/balcony perfect for outdoor dining or relaxing in the sun. This level also features a large double bedroom, ideal for guests or use as a home office.

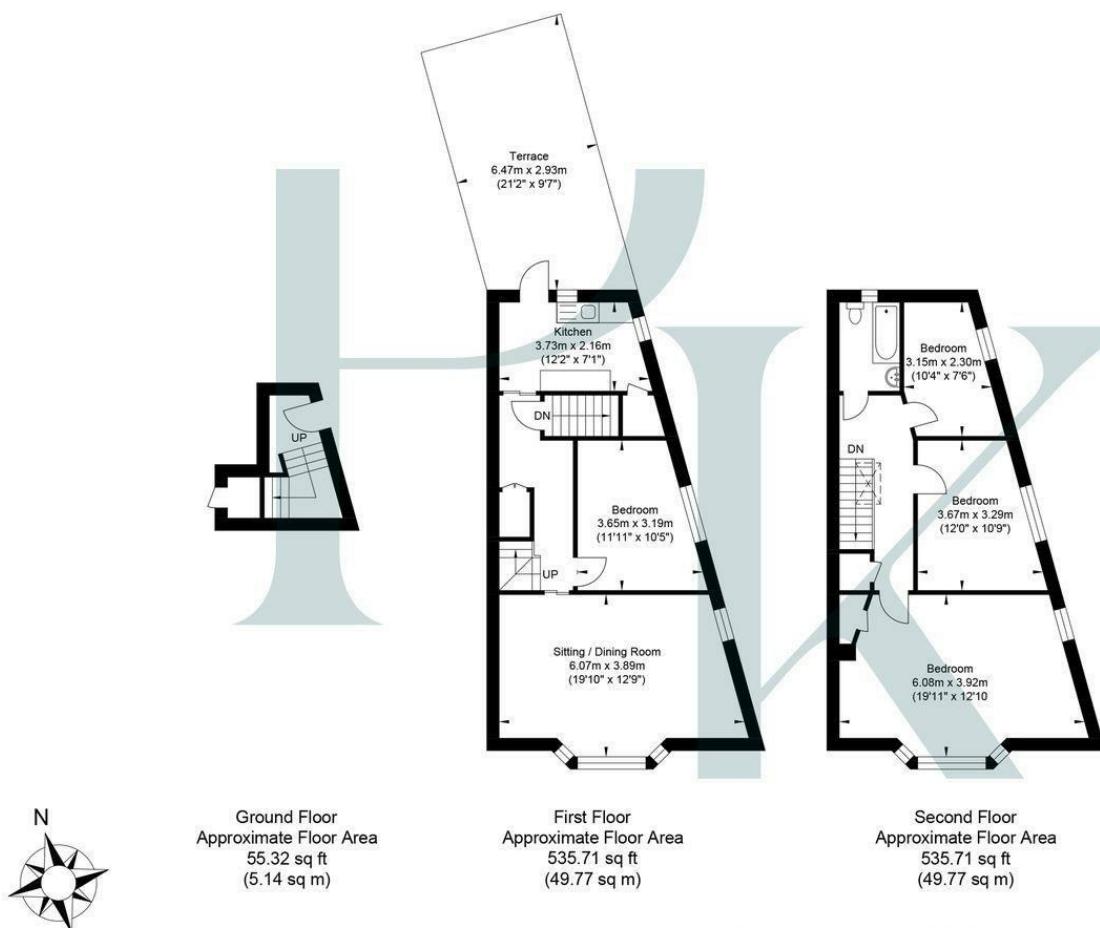
Upstairs, the second floor provides three further bedrooms, including a particularly spacious principal bedroom with a wide bay window. A modern family bathroom and additional storage complete the upper level, offering excellent flexibility for families, professionals, or investors alike.

The property is offered with a share of freehold, and to the rear of the building, you'll find first-come, first-served parking, a rare bonus in this vibrant part of town. With Hove Station just a short walk away, commuting into Brighton, London, or beyond is quick and convenient, while the surrounding area offers a wide array of independent shops, cafes, restaurants, and excellent schools.

This is a rare opportunity to acquire a substantial and versatile home in one of Hove's most desirable and well-connected locations. Whether you're looking for space to grow, a home by the sea, or a solid investment, this property delivers on all fronts.



## Old Shoreham Road



Approximate Gross Internal Area = 104.68 sq m / 1126.74 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		
(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**