



Flat 3, 1A Shelley Road

Hove, BN3 5FQ

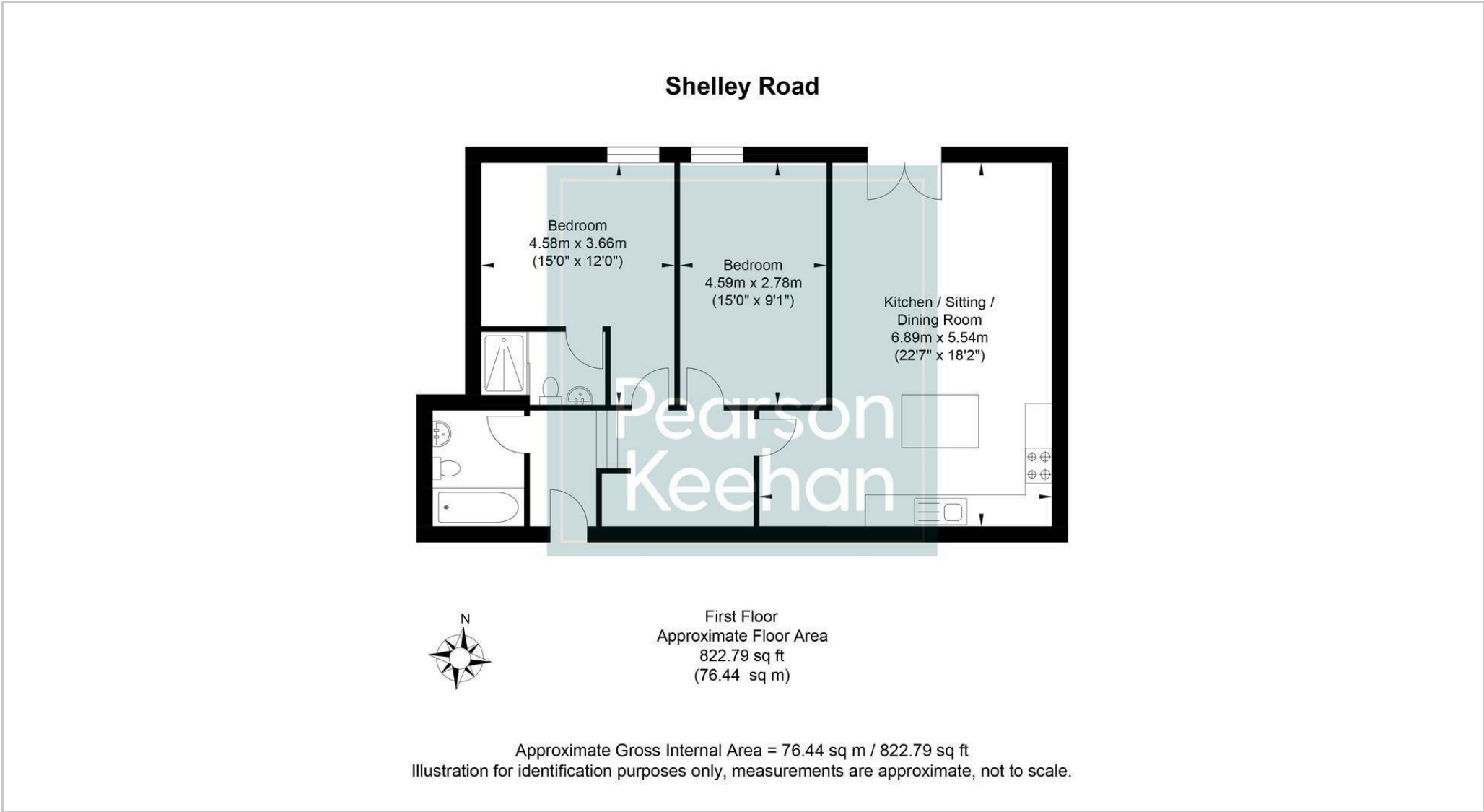
Offers in excess of £325,000


Set within a loft style development, this spacious and beautifully presented two bedroom first floor apartment offers over 820 sq ft of luxury living space. Set just off Portland Road in Hove, you have a wide array of trendy coffee shops, cafes and various other conveniences on your doorstep.

Upon entering, you have a large entrance hallway that is so generously proportioned it could be utilised as study/work-from-home space. Set off is a neutrally toned family bathroom, two great sized double bedrooms with the principle bedroom enjoying en suite shower facilities. Completing the accommodation is the expansive open plan kitchen/living space which provides plenty of space for unwinding, dining and socialising. The kitchen comes complete with stone worktops, integrated appliances and island bar, offering the perfect space to enjoy a coffee or drinks with friends and family.

Stoneham Lofts is a modern, well-regarded development that has everything modern society requires on its doorstep. By strolling out your front door, you are just moments away from grabbing a coffee, your daily groceries and you are just a ten minute walk to the beach. Nearby bus routes are plentiful and Aldrington & Hove Station are also within close proximity enabling access out of the city if required.

Internal inspection is strongly advised of this high specification apartment and to fully appreciate the spacious dimensions the property offers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		79	
(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		

Pearson
Keehan