



First Floor, 25 Fonthill Road  
Hove, BN3 6HB



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**Guide price £280,000**

Guide Price- £280,000-£290,000

This beautifully styled two-bedroom, first-floor flat is set on the ever-popular Fonthill Road in Hove, just moments from the open green spaces of Hove Park and within easy reach of Hove Railway Station.

The apartment has been thoughtfully designed and tastefully decorated throughout, creating a calm and contemporary feel, with new carpets and radiators throughout. The bay-fronted living and dining space is flooded with natural light, offering a warm and inviting area to relax or entertain, with characterful touches and a layout that makes excellent use of the space.

The modern kitchen is fitted with sleek cabinetry and ample storage, ideal for both everyday cooking and hosting. There are two well-proportioned bedrooms, both finished in soft, stylish tones, and a newly fitted, tiled bathroom that adds a touch of luxury.

Perfectly positioned, the property enjoys close proximity to Hove Railway Station, providing seamless links to London and beyond. The green spaces of nearby Hove Park, provide access to a wealth of outdoor amenities, including tennis courts, a children's playground, a welcoming café area and the popular Park Run, held every Saturday morning.

With its contemporary finishes and thoughtfully curated interiors, this charming flat offers a welcoming, move-in-ready home in one of Hove's most convenient and desirable locations.

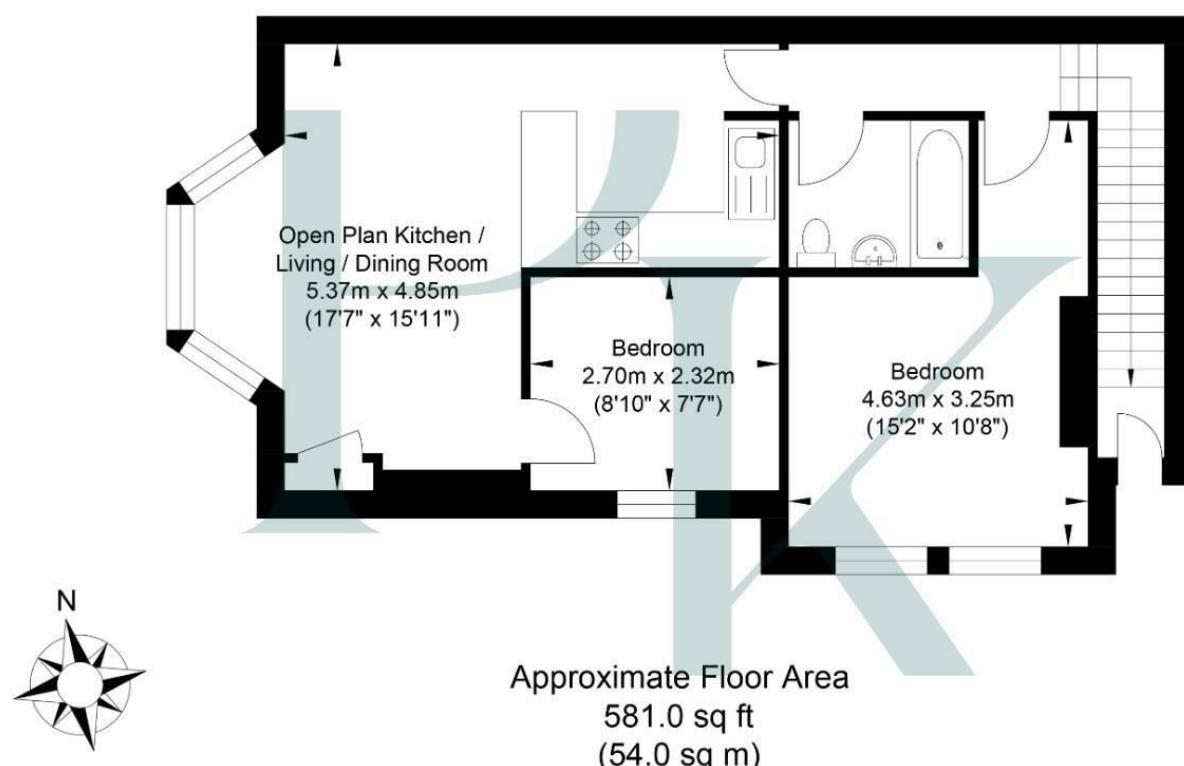
Lease: 115yrs remaining

Ground Rent: £175pa (paid half yearly)

Service Charge: Ad-hoc Basis



## Fonthill Road



Approximate Gross Internal Area = 54.0 sq m / 581.0 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		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(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