



Basement Flat, 24 Selborne Road
Hove, BN3 3AG



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Price £525,000

Situated on prestigious Selborne Road, this impressive lower-ground-floor apartment offers stylish living, generous proportions, and a stunning 60ft garden in the heart of Hove.

This stunning apartment occupies the entire lower ground floor of this attractive period property with an impressive floor area of 898 Sq.Ft (83 Sq.Mt), with features that include its own street entrance and fabulous c60ft private rear garden.

The accommodation includes a spacious entrance hall which provides an excellent initial impression and a very clever work from home space, together with a front facing lounge which provides access to a galley style kitchen and there is also a very useful adjoining utility area. There are two bedrooms, with the principle bedroom being a particularly good sized double and the further advantage together with a modern bathroom.

Undoubtedly a key feature of the flat is a glorious level rear garden , measuring approximately 60' in length and being laid predominantly lawn, but including a patio area for table and chairs. Flats of this kind are rarely available with such a good size rear garden.

Selborne Road is perfectly placed just a stone's throw from the hub of central Hove and has everything that our vibrant city has to offer on its doorstep, including Sussex County Cricket ground, as well as the advantage of Hove mainline railway station just a short walk away, making this a perfect purchase for those that wish to commute.



Selborne Road

Bedroom
5.45m x 4.04m
(17'10" x 13'3")

Bedroom
4.11m x 1.82m
(13'5" x 5'11")

Living Room
5.18m x 3.96m
(17'0" x 13'0")

Utility
1.82m x 1.23m
(6'0" x 4'1")

Storage Room
2.35m x 2.14m
(7'9" x 7'0")

Kitchen
3.77m x 1.51m
(12'4" x 5'0")

Bathroom

Basement
Approximate Floor Area
898.14 sq ft
(83.44 sq m)

Approximate Gross Internal Area = 83.44 sq m / 898.14 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	
64	76
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