



TRUEMANS



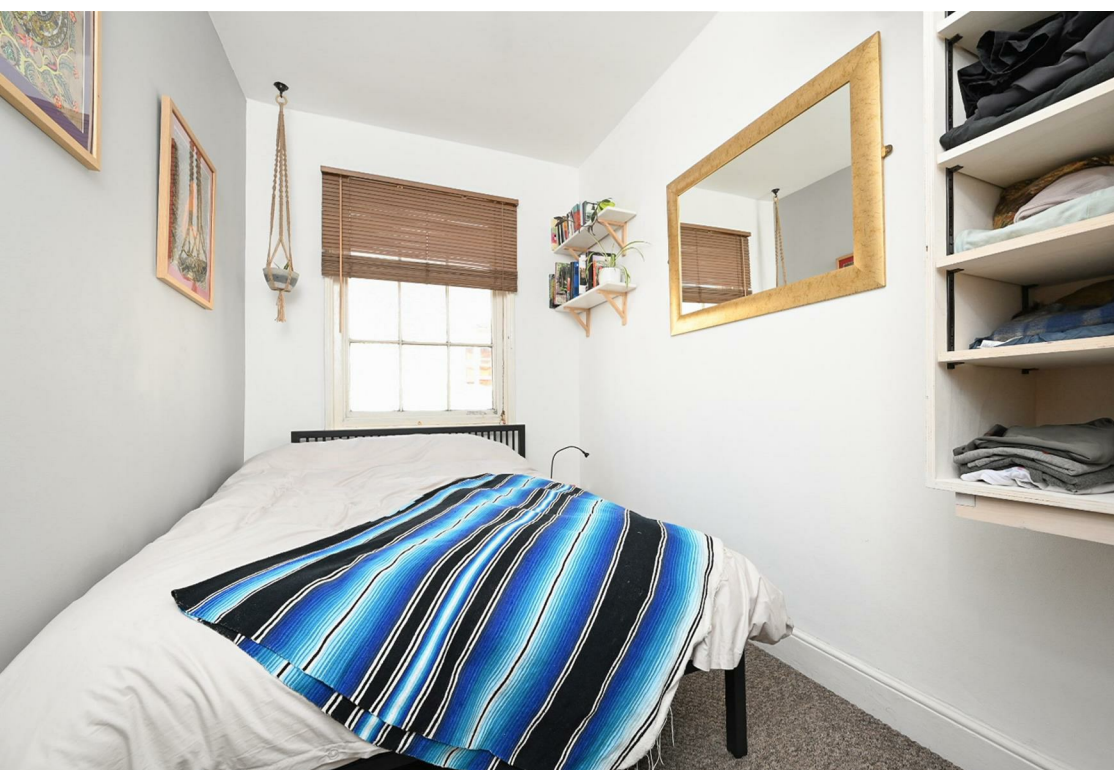
Waterloo Street, Hove, BN3 1AH

TRUEMANS - **Guide Price £225,000 - £250,000** We are delighted to offer this ideal First Time Buy or Buy To Let opportunity set in an attractive and elegant Regency Building situated in the heart of Hove in Brunswick Town. Situated on the second floor of this beautifully converted regency building. Benefiting from two bedrooms, and open plan living space.

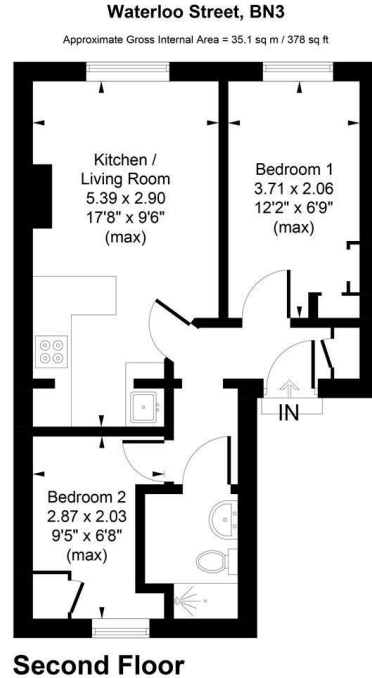
Located mid-way along Waterloo Street with its distinctive period properties and historic Grade I listed church, Hove Lawns and seafront are only a very short walk away from your front door. When it comes to shops, bars and restaurants there's no shortage of choice as the

amenities of Western Road, Church Road and Brighton's famous Lanes are all close at hand.

Offering everything from high street and independent stores to the patisserie and coffees of the ever popular Patisserie Valerie, everything you need is right on your doorstep. Plenty of bus services provide access to all parts of the city as well as up to Devil's Dyke, while both Hove and Brighton train stations are both under a mile away providing regular mainline links for commuters.



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This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mid-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. for Trueman's

Further Information

Council Tax: Band A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.truemansestateagents.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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