



TRUEMANS



Sackville Road, Hove, BN3 3FD

TRUEMANS - **Guide Price £300,000 - £325,000**

LOCATION LOCATION LOCATION - This property is excellently positioned within Hove on the corner of PEMBROOKE CRESCENT; a moments walk from the fantastic array of amenities available on Church road Blatchington road, Portland Road and George Street. Hove and Aldrington Station can be reached on foot within minutes, perfect for anyone commuting to London or Brighton plus numerous buses stops on the doorstep.

A beautifully presented one double bedroom apartment situated in this stunning Victorian red brick building. The spacious south facing lounge has beautiful seasonal changing views which over look the red brick houses of Pembroke Crescent. This apartment comes with two parking spaces which



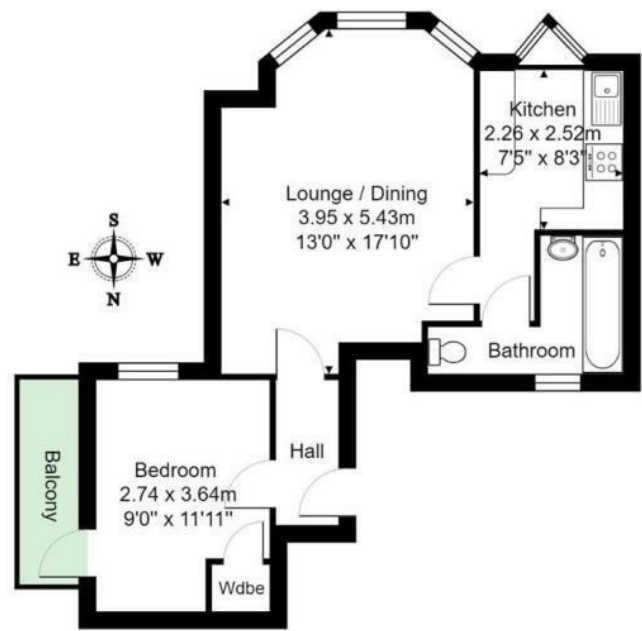
are located to the rear of the building and comes with a share in the freehold.

The property is one of seven converted flats in a sought after, characteristic, period building that features a large main entrance off Sackville Road, with a walled and hedge lined garden to the south and private car park at the rear of the building.

Additional information:
Council tax band - A
Epc rating - D
Maintenance - £1200 pa



Sackville Road, Hove, BN3 3FD



Total Area: 43.7 m² ... 471 ft² (excluding balcony)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2019

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 firms 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 |
| 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 | | |
| | 62 | 74 |
| 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 |

Trueman's
201 Church Road, Hove, East Sussex, BN3 2AH
Tel: 01273 099996
Email: sales@truemansestateagents.co.uk

