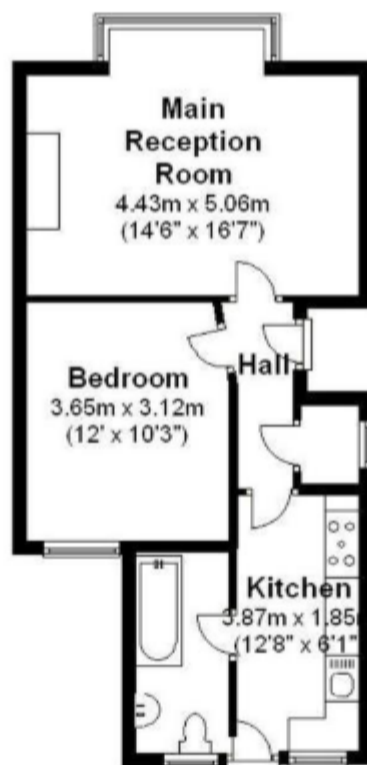




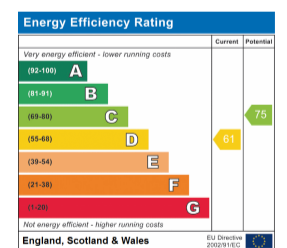
F1 62 Fonthill Road, Hove, BN3 6HD
 £360,000



Ground Floor



Total Floor Area 47.6sq m / 512sq ft



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to offer to the market this charming ground floor flat as part of a handsome end of terrace Victorian building converted to three flats, each with a share of the freehold. Fonthill Road is ideally located just south of Hove Park offering wide open spaces, recreational facilities and gardens. The property is also just 0.3 miles away from Hove Station with links to London and beyond, and the seafront and city amenities are also within close proximity.

Internally, the flat is well proportioned throughout - the living room being especially appealing to the eye with its wonderful features such as the large box bay window and traditional fireplace as the focal points of the room. The warm tones of the stripped wooden floor combined with the neutral decor make it the perfect backdrop for adding individual design touches and whatever the season, this room will feel comfortable and welcoming.

The double bedroom is tucked quietly towards the rear of the property, ensuring a peaceful night's sleep, and has ample space for storage. Time in the kitchen will be pleasantly spent, as it offers a good range of units and work surface and has the added bonus of direct access to the garden. To the rear of the property, the contemporary shower room is stylish with its fitted storage units, heated towel rail and floor to ceiling tiles, all in neutral tones so that a pop of colour can be introduced easily.

The secluded 45ft rear garden is a particular feature being west facing with a raised patio for entertaining with friends, and steps down to a larger area that has tremendous scope to be landscaped for growing vegetables as well as aesthetic purposes.

This is a great opportunity for the buyer, and early viewing is recommended.



- SHARE OF FREEHOLD WITH LOW OUTGOINGS
- 1 BED GROUND FLOOR FLAT
- 45FT WEST-FACING REAR GARDEN
- FRONT GARDEN WITH HARD-STANDING FOR MOTORBIKE
- SEPARATE KITCHEN
- PERIOD FEATURES
- GAS CENTRAL HEATING - NEW BOILER
- CONTEMPORARY DECOR
- SIDE ACCESS TO GARDEN
- EASY ACCESS TO AMENITIES, HOVE STATION AND SEAFRONT