

Jack Taggart & Co
RESIDENTIAL SALES

SALISBURY ROAD, BN3 3AE
£300,000

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GUIDE PRICE £300,000 - £325,000

As you enter the property there is space for coats, shoes and considerable shelving. The bathroom has undergone a complete renovation and now comes with a walk in shower, hanging toilet and basin with vanity unit under; all fittings in brushed gold. There is a double bedroom with plenty of storage space, including a wall to wall sliding wardrobe. It overlooks the rear garden so is very peaceful. The living room/kitchen is the hub of the home and the kitchen comes with brand new units and new integrated appliances, all under guarantee. There is plenty of storage, including a cupboard holding the new Worcester boiler. The property has undergone an electrical upgrade, complete with sockets with USB ports.

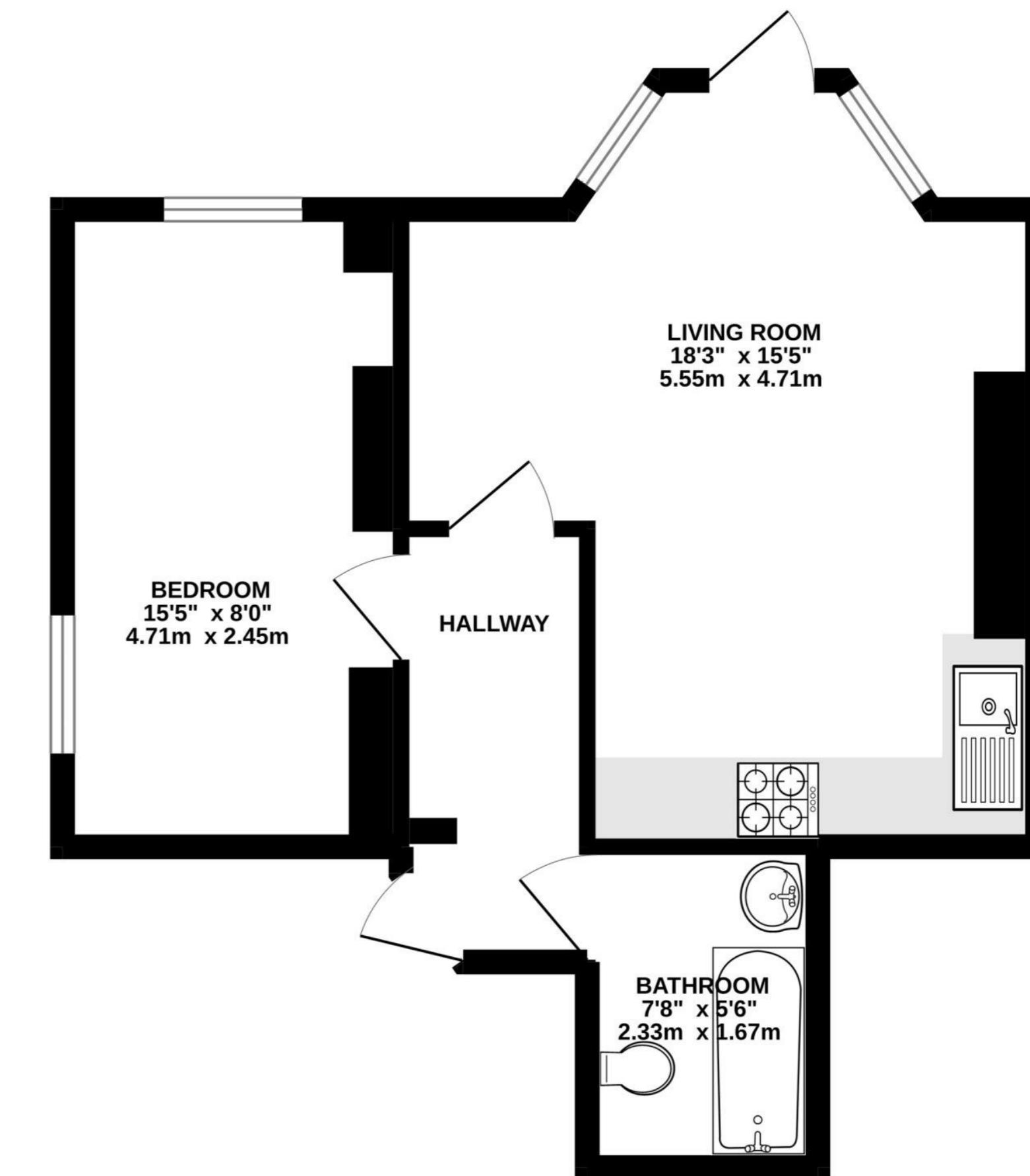
Period features have been added such as a fireplace, ceiling roses, chandelier and egg and dart coving, The flooring throughout is karndean and all windows and doors are brand new UPVC.

There is a door leading to a private west facing garden with side gate access, an armoured power cable in readiness for a garden/office which the current owner has already had planning permission granted. Buyer's will be able to move straight in knowing there is nothing to do!

Lease: 123 years remaining

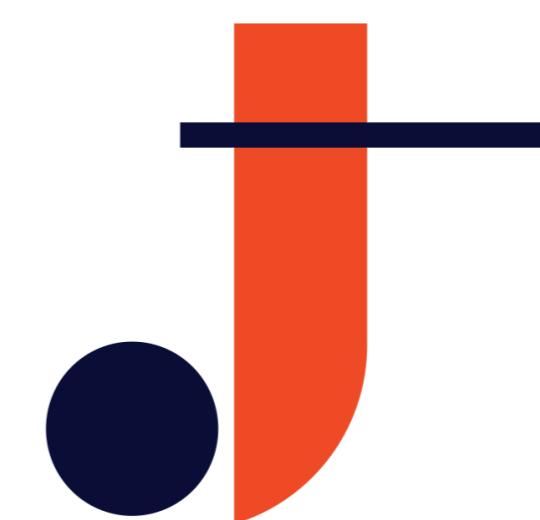
Located in the very heart of Hove, Salisbury Road is only a short walk away from the sea, promenade and Hove Lawns. The green open spaces of Palmeira Square and St. Ann's Well Gardens with its tennis courts, popular cafe and chalybeate spring is are also within easy reach, while cricket fans can enjoy being only moments away from the Sussex County Cricket Club ground. From the fresh coffee and pastries of The Flour Pot Bakery to the high street stores of the Churchill Centre, when it comes to shops, bars and restaurants there's no shortage of choice as the amenities and hubbub of Church Road and Brighton City centre are all just around the corner. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and Devil's Dyke, while Hove train station is approximately half a mile away providing regular mainline links for commuters.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



Ground Floor Flat, 24 Salisbury Road, Hove

TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.
Whilst every effort is made to ensure the accuracy of the measurements, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation can therefore be given.
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