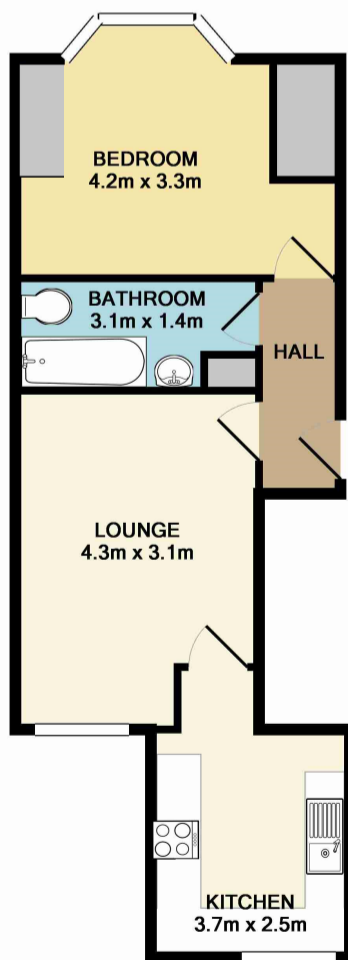




8 Granville Road, HOVE, BN3 1TG  
 £285,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		79
(54-69)	D	67	
(39-54)	E		
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	67

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 operability or efficiency can be given.  
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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.

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Welcome to Granville Road, Hove, where charm and convenience converge in this delightful first-floor flat nestled within an imposing Victorian double-fronted terraced house. Situated on a tranquil residential street, this property boasts one double bedroom, making it a perfect haven for individuals or couples seeking a stylish and comfortable home.

The location of this flat is truly superb, placing you right in the heart of Seven Dials. Immerse yourself in the vibrant atmosphere with an array of amenities at your doorstep. Explore eclectic boutiques, indulge in artisanal delights from nearby bakeries, savour the culinary offerings of gastro pubs, and discover a variety of restaurants catering to every taste. The neighbourhood exudes a unique character, blending historical charm with contemporary allure.

For those with a daily commute, the convenience of this location cannot be overstated. A short stroll leads you to Brighton train station, facilitating an effortless journey to London. Within a mere 15 minutes, you can find yourself in the bustling city centre or strolling along the vibrant seafront, enjoying the best that coastal living has to offer.

As you step into the flat, you are greeted by a space that is both welcoming and well-maintained. The interior is light and airy, creating a sense of openness and tranquility. The well-equipped separate kitchen is a functional and stylish space, while the generous living area and bedroom are adorned with beautiful engineered oak flooring, adding a touch of sophistication to the overall ambiance.

One of the notable features of this property is its share of the freehold, providing a sense of ownership and stability. Additionally, the absence of an onward chain simplifies the buying process, making it an ideal opportunity for first-time buyers eager to step onto the property ladder or astute investors looking for a lucrative buy-to-let

presents an enticing blend of Victorian elegance, modern comfort, and unparalleled convenience. Whether you seek a charming residence for yourself or a smart investment



- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- ONE DOUBLE BEDROOM
- CONVERTED FIRST FLOOR FLAT
- DESIRABLE LOCATION IN CENTRAL BRIGHTON
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- GAS CENTRAL HEATING
- ENGINEERED OAK FLOORING