



Sackville Road, BN3
Asking Price £140,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Sackville Road, BN3

Studio Flat | Separate shower room | 193 sq ft | Modern kitchenette with appliances

Within easy walking distance of Hove Station and just moments from Hove Lawns and Beach sits this modern, first-floor studio apartment. It resides on Sackville Road: a wide, tree-lined thoroughfare leading the way from Hove Park down to the sea. It runs through the prestigious cultural and social centre of Hove so it is ideal for those looking for the quintessential city lifestyle, but it is also the ideal location for commuters who can be in London in just over an hour door to door.



It sits elevated on the first floor of a grand, red-brick Victorian house bearing all the hallmark architectural details of the era. It is attractive on approach and once inside the neat communal hallways, stairs lead up to your apartment door.

Once inside, it is immediately clear this has been a well-maintained apartment with a smart, neutral décor to suit all types of furnishing. The ceiling is high in the main room and the generous proportions allow for clearly defined areas to sleep, eat, cook and to relax. Two tall sashes bring in a lovely afternoon light from the west, looking out to the green trees and attractive period properties opposite. The kitchenette does not impose as it is recessed and has been fitted with modern units in white. Within these the electric hob and fan oven have been integrated and a fridge freezer has been fitted below the counter. Electric wall heaters economically warm the room during winter and the shower room is nicely separate. This has been tiled in natural stone with a mosaic trim and has a tall shower cubical and a wall mounted, mirrored cabinet for your toiletries.

Owner's thoughts:

"There is a real energy to this area as you are just a few minutes from everything on foot. You have every amenity on your doorstep, where you can pop out for a paper and a coffee in the morning, and in the evening; The Ginger Pig provides a great atmosphere and food. As a commuter, it is also a real treat to jump off the train in the summer and head to the beach to catch the last of the sun."



Education:

Primary: West Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College

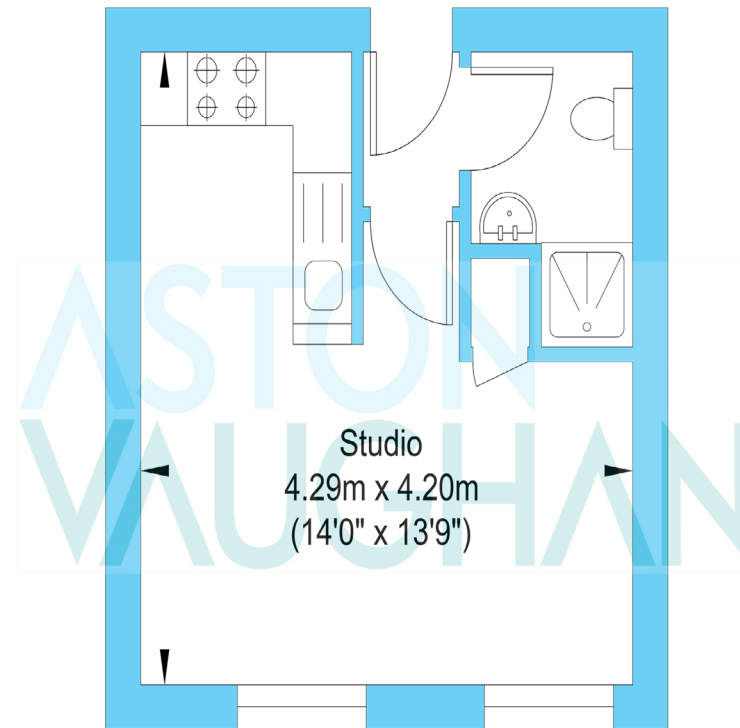
Good to Know:

Sitting in West Hove with Hove Lawns and Beach nearby, this super studio is perfectly located for professionals looking for a vibrant local atmosphere and plenty to entertain them nearby. There are several award-winning restaurants, gastropubs and wine bars nearby on Church Road – and many more in nearby Poets Corner – while Central Brighton with its theatres, museums and North Laine Shopping District is only 30 minutes on foot (10 mins by bus) along the coast/promenade.

Transport links are excellent with Hove's commuter stations at Portslade/Hove/Aldrington are just 5 or 10-minutes away and buses to whisk you throughout the city and beyond, stopping close by.

Hove Lagoon is also easily accessible along the prom to the west where you can find a popular play area for children, a café and an array of water sports on offer. Sea swimming is a popular past time among the locals of Hove and there are plenty of exercise groups who use the beach and promenade for sports, Park Runs and cycling.

Sackville Road



First Floor
Approximate Floor Area
193.96 sq ft
(18.02 sq m)

Approximate Gross Internal Area = 18.02 sq m / 193.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.