

**ELLIOTTS**

*Working hard for you*



**8, 26, Adelaide Crescent, Hove, BN3 2JH**

**Guide Price £300,000 Leasehold**

GUIDE PRICE £300,000 - £315,000

Elliotts are delighted to offer for sale a spacious lower ground floor apartment forming part of this exceptional grade II listed property with a floor area of approximately 60 Sq.Mt / 650 Sq.Ft, whilst also having the advantage of it's own private patio. Accommodation also includes a West facing lounge, an additional dining area, kitchen, double bedroom and bathroom/WC.

- Sought After Adelaide Crescent
- circa 60 Sq.Mt / 645 Sq.Ft
- West Facing Patio
- West Facing Lounge
- Good Size Kitchen
- 112 Year Lease
- Double Bedroom
- Modern Bathroom/WC
- Just Off Hove Seafront
- Sought After Central Hove



[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)

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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

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Adelaide Crescent is arguably one Hove's most prestigious addresses, having been built in the early 1850's as large Regency town houses for the city elites, and now converted to create quality apartment that benefit from the excellent views of Adelaide Crescent gardens and of course, being just a short to Hove Lawns & Seafront.

Your property is located on the lower ground floor of this attractive period building with a total floor area of c. 60 Sq.Mt / 559 Sq.Ft, as well as having a private West facing courtyard

Accommodation includes a good size lounge with an excellent additionally room to the side which would be perfect as an office (or gym!)

The double bedroom is a good size, as is the recently modernised bathroom. The kitchen has an opening onto the lounge and has plenty of space for appliances.



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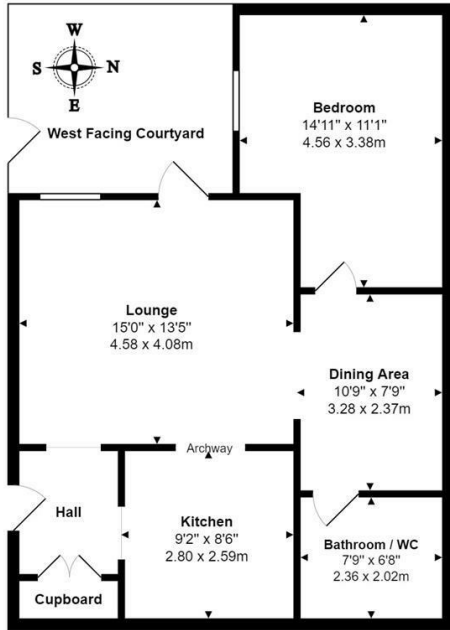
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Total Area: 646 ft<sup>2</sup> ... 60.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
102-120 kWh	A		
81-101 kWh	B		
61-80 kWh	C		
41-60 kWh	D		
21-40 kWh	E		
1-20 kWh	F		
0 kWh	G		

Not energy efficient - higher running costs

England & Wales EPC Directive 2002/91/EC

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