

ELLIOTTS

Working hard for you



TFF, 17, Norton Road, Hove, BN3 3BE

Guide Price £400,000 – £425,000 Leasehold

GUIDE PRICE £400,000 – £425,000

ELLIOTTS are delighted to offer for sale this BEAUTIFULLY PRESENTED SPLIT LEVEL apartment on the top floor of this PERIOD BUILDING in the CENTRE of HOVE with a 17' LOUNGE, modern separate kitchen, TWO DOUBLE BEDROOMS, a FEATURE BATHROOM/WC with a window and EXCELLENT STORAGE.

- Central Hove
- 79 Sq.Mt / 859 Sq.FT
- Split Level Apartment
- Two Double Bedrooms
- Separate Kitchen With Window
- Bathroom/WC With Window
- Gas Central Heating
- Large Front Facing Lounge
- Church Road
- Top Floor (Second)



www.elliottsestateagents.co.uk

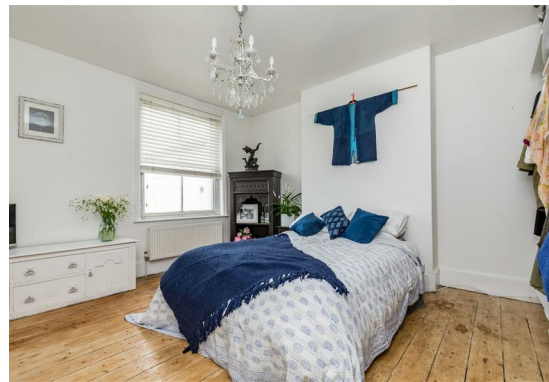
2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

E: mail@elliottsestateagents.co.uk

Registered No 2829245

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



Norton Road is perfectly positioned in the very centre of Hove, just off Church Road and moments from all that this first class location has to offer, including coffee shops, restaurants, bars and of course Hove seafront and Lawns. Hove mainline station is also just a short 10 minute walk away thus making this a perfect purchase for anyone that is looking to commute.

This flat occupies the top floor of this beautiful period building and benefits from having very clean and tidy common hallways. As you enter the flat, you are greeted by a very wide and large split level hallway with both bedrooms and bathroom at the back of the building.

The lounge and kitchen are at the front of the building that brings in an enormous amount of light and both are very good sizes that have good ceiling height, stripped floorboards and are nicely presented.

A further advantage are the two excellent bedrooms which are both good sized doubles. The main bedroom measures in at 15' x 11' and bedroom 2 benefits from having a double aspect bringing in extra light.

The bathroom also has the advantage of a window.



2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

E: mail@elliottsestateagents.co.uk

Registered No 2829245

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



Working hard for you

Norton Road, Hove



Energy Efficiency Rating		Current	Potential
Floor energy efficiency - (lower ranking costs)			
212-230	A		
181-211	B		
155-180	C	72	81
135-154	D		
115-134	E		
95-114	F		
81-94	G		
Not energy efficient - (higher ranking costs)			
England & Wales		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

2 Church Road, Hove, East Sussex, BN3 2FL

T: 01273 773399

E: mail@elliottsestateagents.co.uk

Registered No 2829245

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