

ELLIOTTS



SCAN ME

GFF, 17 Norton Road, Hove,  
Price £350,000





# GFF, 17 Norton Road Hove, BN3 3BE

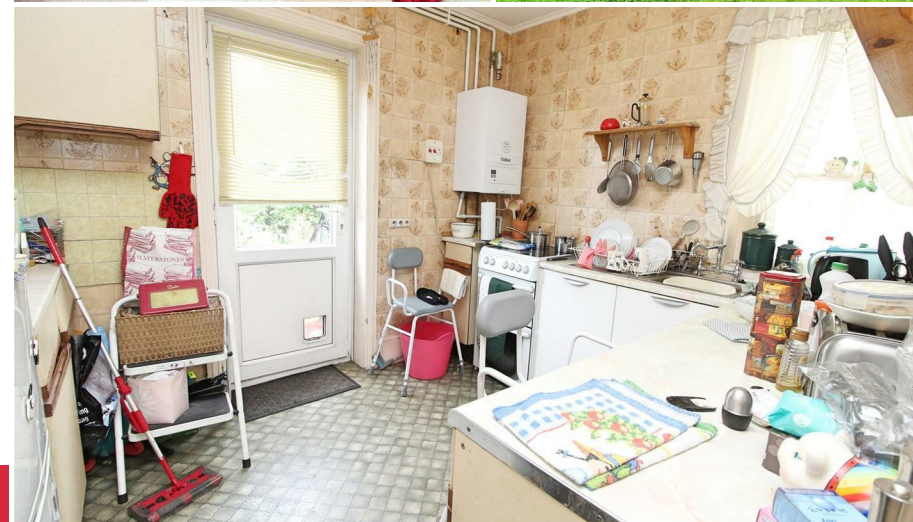
Elliotts are delighted to offer for sale an opportunity to purchase this particularly spacious ground floor apartment with the excellent benefit of it's own private West facing rear garden. Accommodation stretches to an impressive 65 Sq.Mt / 705 Sq.Ft which rivals some of the smaller two bedroom flats currently on the market.

Accommodation is well laid-out and includes a large period lounge to the front, a good size double bedroom, kitchen with access to the rear garden and a bathroom/WC.

- **West Facing Rear Garden**
- **Spacious Period Lounge**
- **Double Bedroom**
- **Central Hove**
- **No-Ongoing Chain**

- **65 Sq.Mt / 705 Sq.Ft**
- **Kitchen**
- **Bathroom/WC**
- **Scope to Improve**
- **Ideal FTB / Investment**

Price £350,000





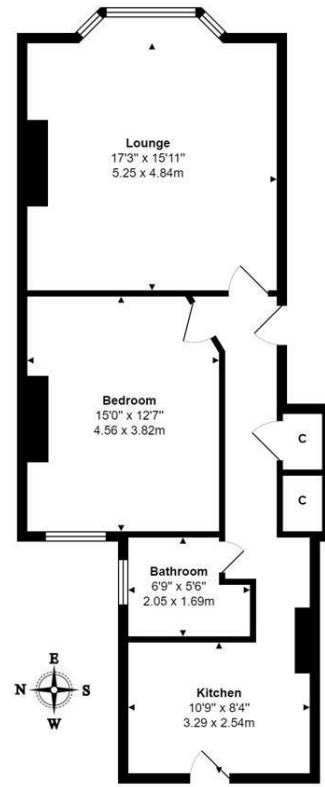
Norton Road is perfectly positioned in the very centre of Hove, just off Church Road and moments from all that this first class location has to offer, including coffee shops, restaurants, bars and of course Hove seafront and Lawns. Hove mainline station is also just a short 10 minute walk away thus making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

Occupying the raised upper ground floor of this attractive period property with a generous floor area of 65 Sq.Mt / 705 Sq.Ft which competes exceptionally well against comparable properties within this prime central Hove location. Undoubtedly, one of the apartments greatest assets is the superb West facing private rear garden.

Accommodation includes; a large period lounge, good size double bedroom, kitchen and bathroom/WC. A certain amount of modernisation will be needed but it's gives the potential buyer a perfect opportunity to place their own stamp on their home.



## Floorplan



Total Area: 706 ft<sup>2</sup> ... 65.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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