

**ELLIOTTS**

*Working hard for you*



## **Flat 1, 19 St. Catherines Terrace, Hove, BN3 2RH**

### **Price Guide £300,000 Leasehold – Share of Freehold**

ELLIOTTS are delighted to offer this PARTICULARLY SPACIOUS lower ground floor flat with OWN STREET ENTRANCE, situated right ON HOVE SEAFRONT and therefore a few steps from the beach and sea, having the advantage of both LOWER PATIO AREA AND REAR PATIO GARDEN, accommodation extending to c65 square metres (nearly 700 square feet), full of scope and potential and offered with NO ONGOING CHAIN.

- Own Street Entrance
- Lower Patio & Rear Garden
- No On going Chain
- Hove Seafront
- Lots Of Storage
- Accomodation c65 Sq Mtrs/Nearly 700 Sq Ft
- Large Rear Kitchen
- South Facing Living Room
- Large Double Bedroom
- In The Heart Of 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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An extremely spacious lower ground floor flat, with its own street entrance, located right on Hove Seafront opposite the local shopping parade, and within just a few steps from the promenade, beach and the sea.

Accommodation extends to approximately 65 square metres (nearly 700 square feet) which is large for a one bedroom flat of this kind, and offers lots of scope and potential and excellent storage. There is a large front facing lounge, double bedroom to the rear, sizeable kitchen and bathroom plus several large storage cupboards.

To the rear there is a lower L-shaped patio area, and steps lead up to an additional rear patio. The flat is available chain-free.

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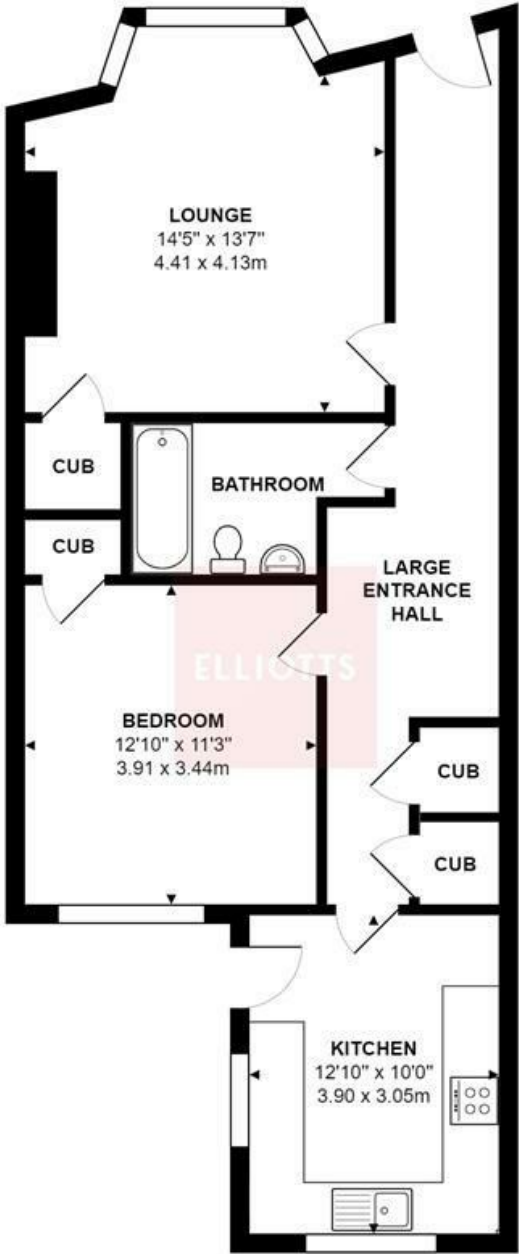
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Total Area: 700 ft<sup>2</sup> ... 65.0 m<sup>2</sup>

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	67	78
41-60 kWh	D		
21-40 kWh	E		
1-20 kWh	F		
0 kWh	G		

Not energy efficient - higher running costs

England & Wales ECU Directive 2002/91/EC

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