



## 28a Norton Road

Hove BN3 3BG

Guide Price £500,000 - £525,000

- GARDEN APARTMENT
- TWO BEDROOMS
- WHITE BATHROOM SUITE
- KITCHEN

- LIVING/DINING ROOM
- SUPERB GARDEN
- SHARE IN THE FREEHOLD
- PRIVATE STREET ENTRANCE

Guide Price: £500,000 - £525,000. Occupying the garden level of an attractive period building, this beautifully presented two-bedroom garden flat offers well-proportioned accommodation together with a superb private rear garden, all within a highly desirable and central Hove location.

A particular advantage is the private street entrance, giving the property a welcome sense of independence. Internally, the accommodation is presented in good order throughout and comprises two bedrooms, a modern bathroom and a well-appointed kitchen which opens seamlessly into the living room. Bi-folding doors extend across the rear, allowing natural light to flood the space and creating a wonderful connection between the interior and garden.

The established rear garden is undoubtedly one of the property's standout features. Beautifully planted with an array of mature shrubs and greenery, it provides a secluded and attractive setting for relaxing and entertaining. To the rear is a versatile garden room, ideal for those working from home, as a studio or simply as additional recreational space. There is also the practical benefit of side access to the building.

Further advantages include a share in the freehold and an enviable location within just a few minutes' walk of the extensive shops, cafés, restaurants and amenities of Church Road. Hove seafront and Hove mainline railway station are also both within comfortable walking distance, making this an exceptionally well positioned home combining period character, outside space and modern-day convenience.

PRIVATE STREET ENTRANCE

ENTRANCE HALL Radiator.

KITCHEN Incorporating sink with drainer and mixer tap, adjacent work surface with cupboards under, three tall cupboards, inset four ring gas hob with extractor over, oven, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing 'Alpha' gas fired boiler, tiled splashback, two sash windows, opening to:

LIVING/DINING ROOM Fitted unit with cupboards, fitted cupboard, radiator, bi-fold doors to garden.

BEDROOM 1 Fitted wardrobes, sash bay window, radiator.

BEDROOM 2 Sash window, fitted wardrobe, radiator.

BATHROOM White suite comprising panelled bath with separate shower over, wash hand basin with cupboard under, low level w.c, tiled walls, two sash windows.

OUTSIDE

REAR GARDEN A tranquil space with well-established planting offering seclusion. Patio area and path leading to gate offering side access.

GARDEN ROOM Double glazed window, underfloor heating, power and light, sliding patio door.

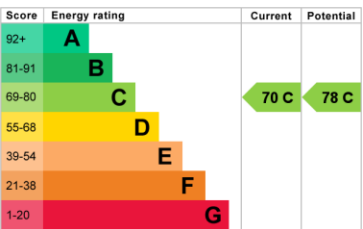
OUTGOINGS

Share of Freehold

Maintenance £1,700 per annum

Lease 990 years remaining

Council Tax Band B (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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