



**Western Road, Hove, BN3 1JD**  
Asking Price £299,999

## Western Road, Hove, BN3 1JD

**A well-presented, bright two bedroom, second floor apartment in a prime central location, offering modern open-plan living just moments from the seafront.**

Positioned in a highly sought-after central location in Western Road, Hove this delightful two bedroom, second floor apartment offers an opportunity for those seeking a vibrant coastal lifestyle combined with modern comforts. Boasting a generous 575 sq ft of very well presented living space, this property is ideally suited for first-time buyers, couples, or as a potential investment.

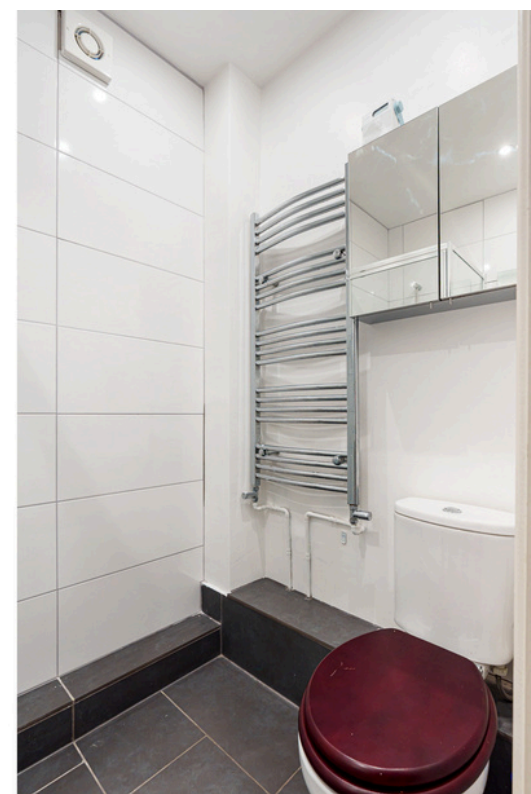
Upon entering, you are immediately greeted by a bright and airy atmosphere that permeates throughout. The heart of this charming home is its impressive open-plan living space, seamlessly integrating the reception area with a contemporary, modern fitted kitchen. This thoughtful design creates a versatile and sociable environment, perfect for both everyday living and entertaining guests. The kitchen is well-appointed, offering ample storage and preparation space, ensuring a functional and stylish culinary experience.

This apartment features two well-proportioned double bedrooms, each providing a tranquil retreat at the end of the day. The bright aspect of these rooms ensures a pleasant and inviting ambiance. A single, elegantly finished shower room serves both bedrooms, featuring modern fixtures and fittings.

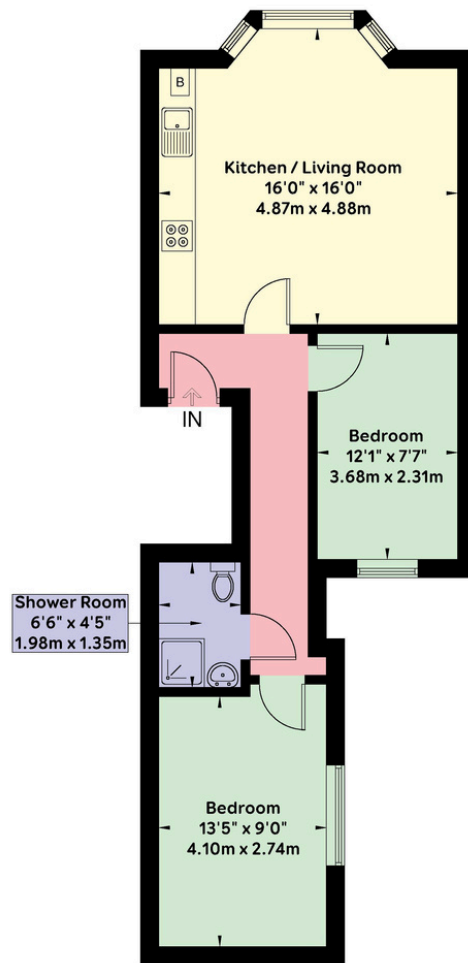
Further enhancing the appeal of this residence are practical amenities such as gas central heating, ensuring warmth and comfort throughout the year. The property's well-presented condition means it is ready for immediate occupation, allowing new owners to settle in without delay.

One of the most compelling aspects of this apartment is its truly great central location. Residents will benefit from unparalleled access to a wealth of local amenities, including an array of shops, cafes, restaurants, and cultural attractions, all within easy reach. Excellent transport links are readily available, providing convenient connections to surrounding areas. Furthermore, the property's close proximity to the seafront offers the unique advantage of leisurely strolls along the coast, enjoying the fresh sea air and picturesque views, making it an ideal spot for those who appreciate coastal living.









**Ground Floor**  
**53.5 sq m / 575 sq ft**

APPROXIMATE GROSS INTERNAL AREA = **53.5 sq m / 575 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

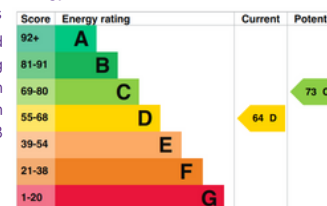
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#### Agents Notes

Tenure Leasehold  
 106 Year Lease Term Remaining  
 Service Charge Approx £2,376.54 Per Annum  
 Ground Rent Approx £75 Per Annum  
 Council Tax Band B

#### Energy Performance Certificate



#### Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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