



Granville Road, BN3

Guide Price £400,000-£425,000



## INTRODUCING

# Granville Road, BN3

3 Bedrooms | 1 Bathroom | 1 Reception Room | 817 Sq Ft | Ideal Seven Dials Location | Share of Freehold

Nestled in a highly sought-after location, this beautifully renovated top floor apartment presents an exceptional opportunity for discerning buyers. Boasting three well-proportioned bedrooms and a generous reception room, this property offers a comfortable and stylish living environment, perfectly suited for modern lifestyles.

Upon entering, you are greeted by a bright and inviting interior, meticulously updated to a high standard. The renovation has thoughtfully preserved the apartment's inherent charm while introducing contemporary finishes and fixtures throughout. The spacious reception room provides an ideal setting for relaxation and entertaining, benefiting from ample natural light that enhances the overall sense of space.

The three bedrooms offer versatile accommodation, perfect for a growing family, professionals seeking a home office, or those desiring guest accommodation. While currently featuring one bathroom, a significant advantage of this property is the clear potential for the addition of a further shower room, allowing for enhanced convenience and adding considerable value. This flexibility provides an exciting prospect for customisation to suit individual needs and preferences.

One of the most appealing aspects of this apartment is its share of freehold, offering greater control and peace of mind compared to a traditional leasehold arrangement. This ownership structure is highly desirable and contributes to the long-term appeal and investment potential of the property.

Location is paramount, and this property excels in this regard. Situated in an ideal Hove location, residents will appreciate the proximity to the vibrant Seven Dials area, renowned for its independent shops, cafes, and restaurants, creating a lively community atmosphere. For commuters, the convenience is unparalleled, with Brighton Station just a leisurely 10-minute walk away, providing excellent links to London and beyond. The property also benefits from easy access to local amenities, parks, and the seafront, offering a quintessential Brighton and Hove lifestyle.





Virtually Staged

ASTON  
VAUGHAN







## Education

Primary: Stanford Infant and Junior Schools, Brunswick Primary

Secondary: Blatchington Mill, Cardinal Newman RC,

Sixth Form: BAHSVIC 6th form, Newman College

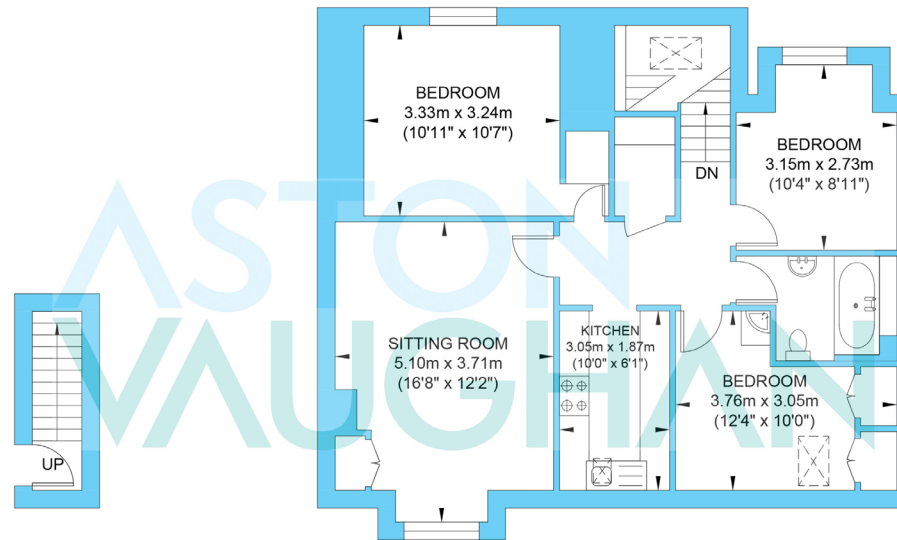
Private: Brighton College, Lancing College Prep., Brighton Girls

## Good To Know

The roads surrounding Seven Dials have been hugely popular for decades, as not only are the homes here stunning examples of period architecture, but the location is ideal for families and professionals alike. The surrounding schools and colleges are exceptional; as are the local parks, and Brighton Station is an easy stroll. Known as Greenwich-by-the-Sea, this area attracts many making the move down from London due to its vibrant foodie scene, café culture, great commuter links, safer schools and fresh sea air – the appeal is clear.



## Granville Road



Second Floor  
Approximate Floor Area  
27.44 sq ft  
(2.55 sq m)

Third Floor  
Approximate Floor Area  
789.64 sq ft  
(73.36 sq m)



Approximate Gross Internal Area = 75.91 sq m / 817.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.