

# shore estates



**C**  
**Chestnut  
Tree House**  
{Children's  
Hospice Care}  
Registered charity number: 25678

**01273 830555**  
**shoreestates.co.uk**

# COMING SOON

**Hove, Sussex BN3 3LP**  
**£250,000**

shore  
estates



# Ellen Street

Hove, Sussex

COMING SOON CALL TO REGISTER YOUR INTEREST  
01273 830555!!!

Offering to the market this newly refurbished two double bedroom flat, positioned on the first floor.

This flat oozes space and light presenting a spacious lounge / diner boasting a south facing balcony, modern fitted kitchen, luxury bathroom suite, separate w/c, Two double bedrooms both having fitted wardrobes, there are also storage cupboards in the lounge and hallway.

You couldn't ask more of the location of Ellen Street. Set within the very heart of central Hove in this most attractive street, the bustling atmosphere of Church Road with its shops and café culture are in close proximity. Bus services pass close by providing access to many other parts of the city as well as the beautiful Sussex Downs. The wide open spaces of Hove seafront can also be found off Church Road. Both mainline Brighton and Hove railway stations are within a stone through making this a perfect position for the London commuter.

For more information or to arrange a viewing please call Shore Estates on 01273 830555

Shore Estates are advised by our vendor that there is a remainder of 125 year lease

Annual maintenance charge approximately £500

Annual ground rent charge approximately £10

- New To The Market
- Two Double Bedrooms
- Spacious South Facing Lounge
- South Facing Balcony
- Modern Fitted Kitchen
- Seperate W/C
- Luxury Bathroom
- Fantastic Hove Location
- First Floor

**Communal Entrance**

**Entrance Hallway**

**Seperate Lounge**

16'7" 12'9" (5.08 3.89 )

**South Facing Balcony**

**Modern Fitted Kitchen**

8'1" 13'5" (2.48 4.10)

**Luxury Bathroom**

**Separate W/C**

**Bedroom One**

16'3" 13'11" (4.96 4.25 )

**Bedroom Two**

9'11" 13'5" (3.03 4.10 )

**Lease Infomation**

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