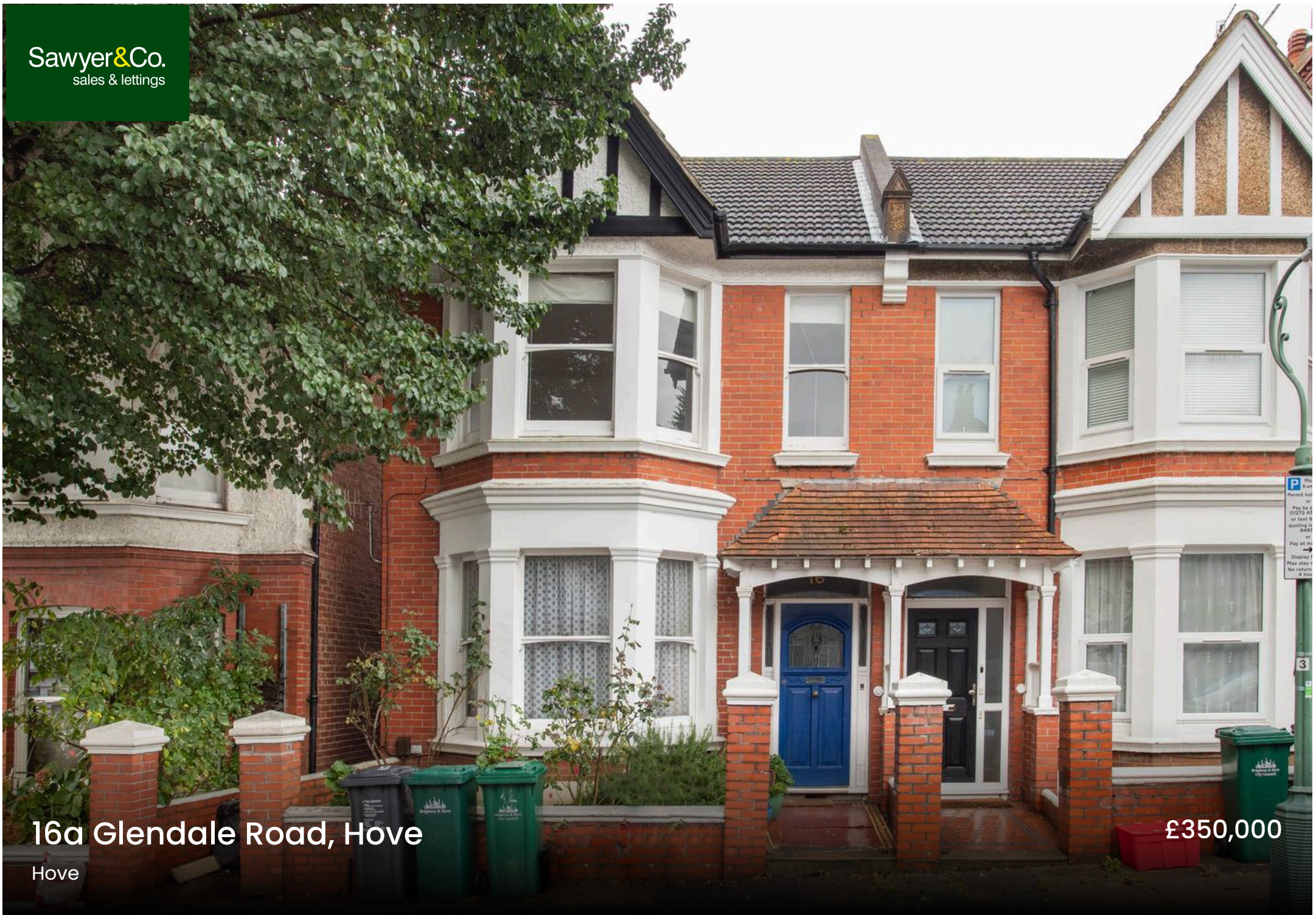


Sawyer&Co.
sales & lettings

16a Glendale Road, Hove

Hove

£350,000





16a Glendale Road

Hove

Excellently located close to the Seven Dials and central Brighton and Hove. TWO-BEDROOM FIRST-FLOOR APARTMENT with SEPARATE KITCHEN. Being sold with NO ONWARD CHAIN.

Set within an attractive semi-detached period property, this light-filled apartment offers well-proportioned accommodation throughout. Stairs lead to a welcoming hallway, providing access to all rooms. The generous lounge/diner is a particular feature, boasting sash windows, a bay front, and a fireplace. There is also a separate kitchen, two double bedrooms, both benefiting from built-in wardrobes, and a bathroom with a separate W/C. The property has potential for enlargement by way of a loft conversion (subject to the necessary consents).



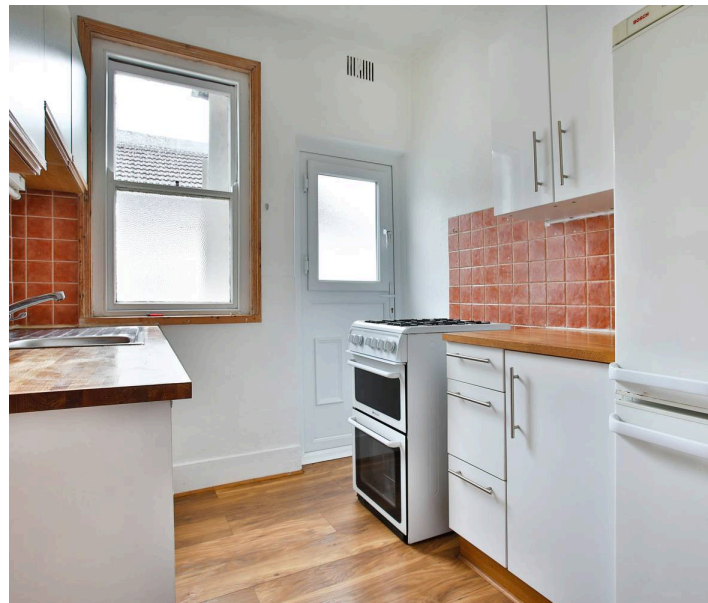


The Local Area

Glendale Road is a tree-lined street situated close to the popular Seven Dials with its many independent shops, cafes, bars, and restaurants. When it comes to relaxing in green open spaces, Dyke Road Park is a short walk away, offering plenty of outdoor activities, an open-air theatre and children's playgrounds, while Brighton and Hove's famous seafront is within easy reach. Brighton and Hove mainline train stations are each approximately a mile away, providing great commuter links with direct access to Gatwick, London and along the coast. Frequent bus services run into the centre of Brighton and to Devil's Dyke with its panoramic views and scenic country walks. Local schools include Brunswick Primary School and Hove Junior School, Brighton Hove and Sussex Sixth Form College (BHASVIC), Cardinal Newman Catholic School & Sixth Form, Stanford Infant and Stanford Junior Schools, Brighton Girls, and Windlesham School.

Further Information

Glendale Road is situated within Parking Zone O and is currently Council Tax Band B, which is charged at £1,910.06 for 2025/26. EPC Rating - C / Council Tax - B / Parking Zone - O
TENURE & OUTGOINGS Tenure: Share of Freehold Unexpired term on lease - 145 years remaining. Service Charge - Adhoc Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. This information has been provided by the seller. Please obtain verification via your legal representative.

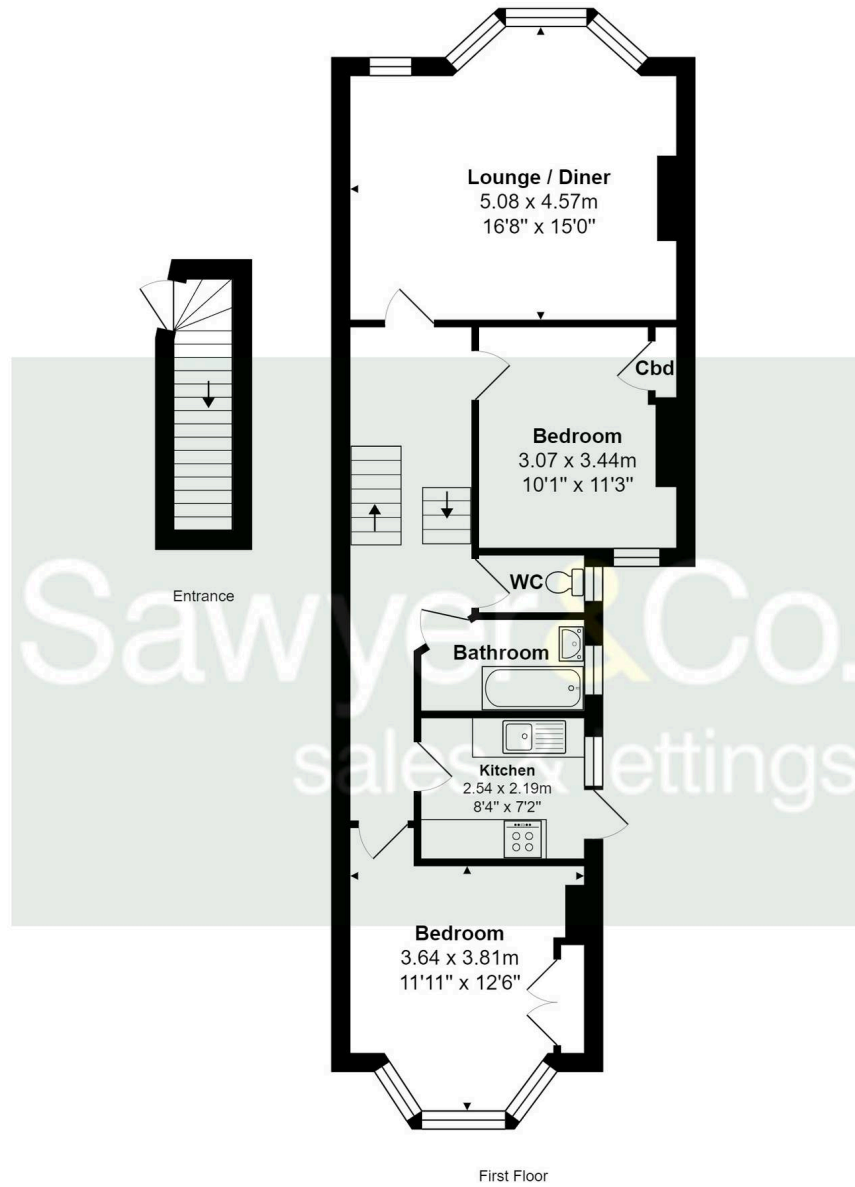












Total Area: 72.9 m² ... 785 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.