

ALICE CLOSE  
HOVE 2

Alice Close

Hove

Guide Price £475,000 to £500,000

PRIVATE ROAD  
RESIDENTS ONLY



## Alice Close

Hove

Tucked away in a charming non-through road set adjacent to the seafront. A well-presented TWO BEDROOM END-OF-TERRACE HOUSE with a PRIVATE PATIO GARDEN and ALLOCATED PARKING. Sold with NO ONWARD CHAIN.

Classically arranged over two floors, this well-presented home enjoys a favoured east-west aspect, allowing for plenty of natural light throughout. The accommodation briefly comprises a spacious lounge, a separate fully fitted contemporary kitchen, two bedrooms, and a modern bathroom suite. Outside, the garden features an easy-to-maintain decked area, ideal for everyday use, together with the added benefit of convenient side access. There is also an allocated parking space for one car in front of the property.



### In the Local Area

Located in the heart of Hove, the seafront, and the green open spaces of Hove Lawns, Palmeira Square and Brunswick Square are only a short walk from your door.

At the top of the Lansdowne Place, the shops, amenities and popular café culture of Church Road and Western Road are close at hand. Offering everything from high street and independent stores, restaurants and pubs, everything you need is right on your doorstep.



Plenty of bus services provide access to all parts of the city as well as travelling up to the breath-taking views of Devil's Dyke and nearby villages, while both Brighton and Hove train stations are approximately under a mile away providing regular mainline links for commuters.

Local schools include Brunswick Primary, Hove Park Secondary, and St Mary Magdalen Catholic Primary School. The private Brighton and Hove High School and BIMM are both very easily accessible.

### **Further Information**

Alice Close is situated in Permit Zone M. The property is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

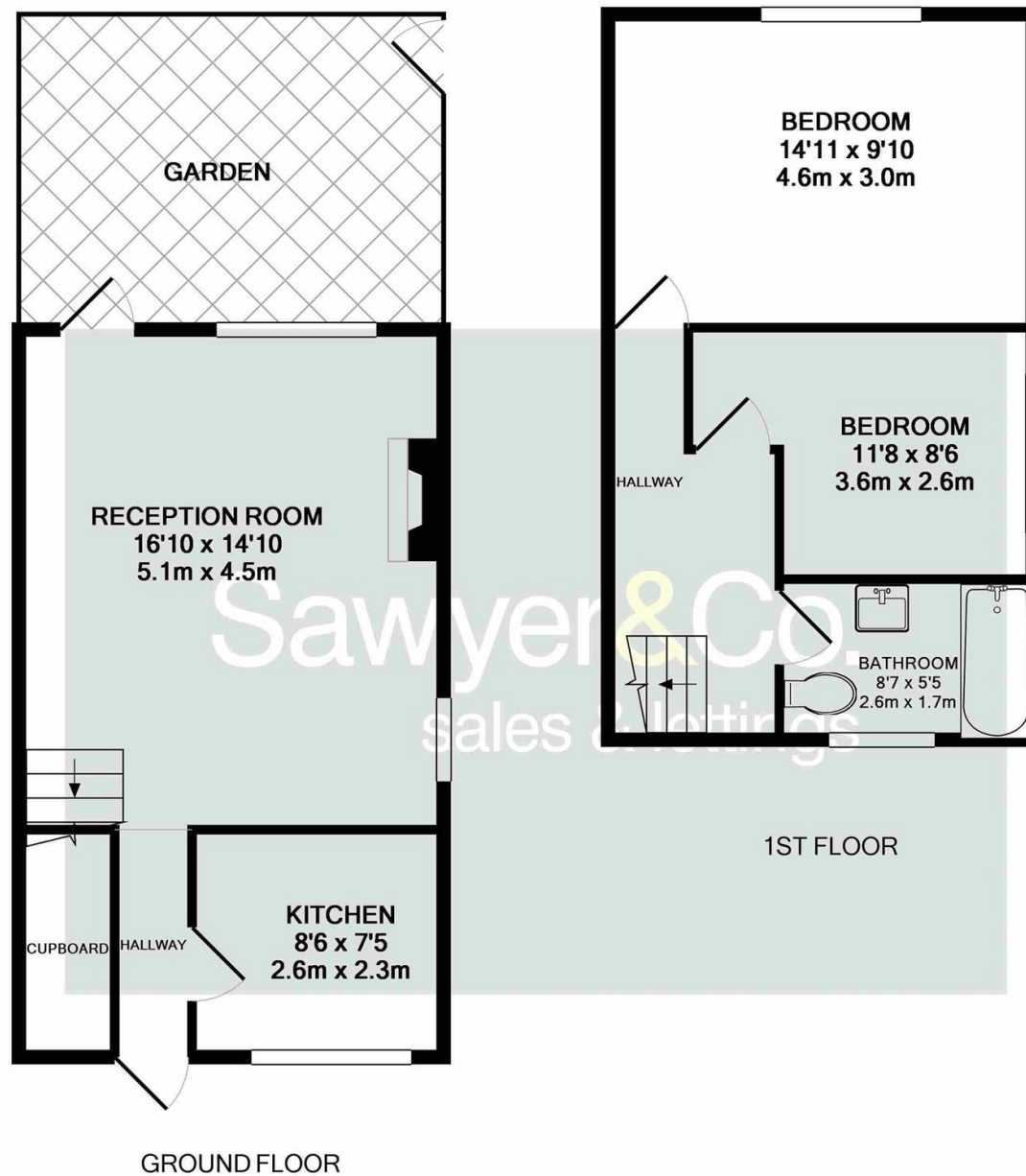
EPC rating - D

Broadband & Mobile Phone Coverage – Prospective 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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.