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## Flat 2 10a Granville Road Hove, BN3 1TG Offers In The Region Of £270,000

Set atop an elegant Victorian building in the heart of Seven Dials, this unique one-bedroom apartment blends period charm with contemporary style, offering a lifestyle defined by light, space and sophistication. Beautifully renovated with a designer's touch, it features a striking mezzanine bedroom, airy open plan living and will come with a quarter share of the freehold on completion.

Large Velux-style windows fill the interiors with natural light, enhancing the sleek kitchen with integrated appliances and the inviting dining and lounge areas. The mezzanine's elevated sleeping space adds a boutique-hotel feel, while a chic shower room and clever storage solutions ensure the home is as functional as it is beautiful.

Perfectly placed to enjoy the best of Hove, you are moments from artisan cafés, vibrant restaurants, boutique shops and the seafront, with Brighton Station close by for swift connections to London and beyond. Whether you're searching for a stylish home, a weekend retreat by the sea, or a pied-à-terre for work and leisure, this is a space designed for living well.

- Top Floor
- 25% Share of Freehold And 33% Share In The Costs.
- Chain Free
- Station Near By
- Excellent Condition Throughout
- Seven Dials Location
- Great First Time Buy or Investment
- Tenure: Share of Freehold - remainder of a 999 year Lease
- Service Charges: £TBC Quarter Share of Works
- Council Tax : A

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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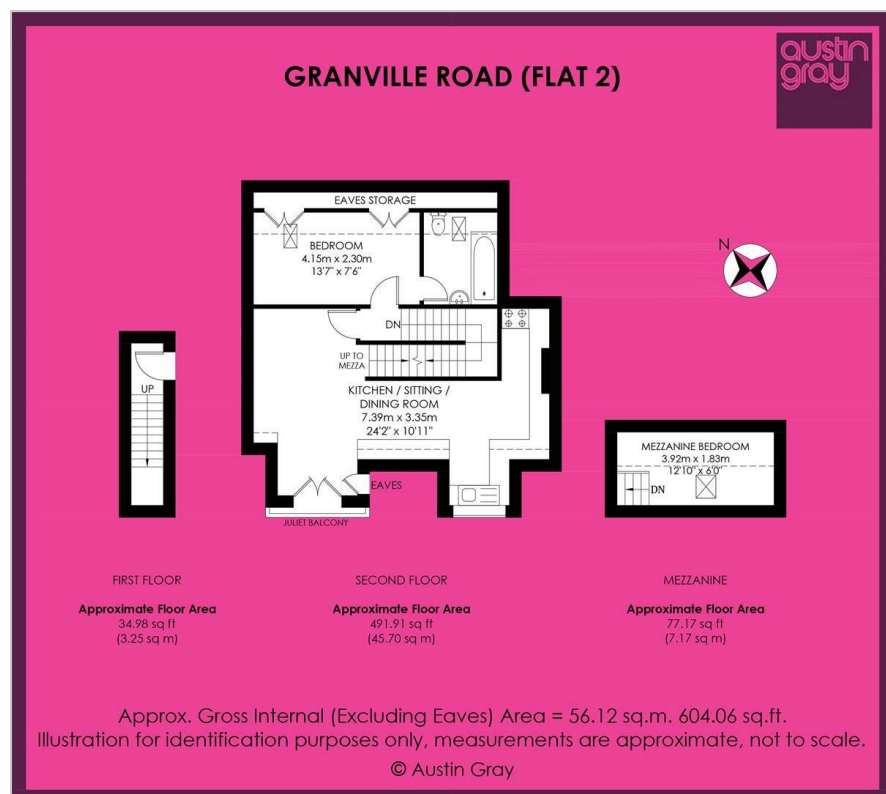


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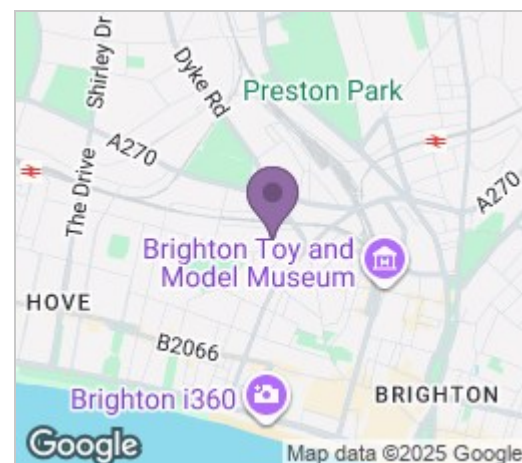


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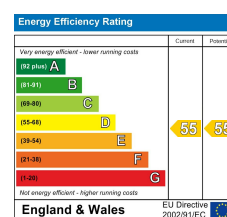
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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