

11 Selborne Road  
Hove  
BN3 3AJ



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS

# 11 Selborne Road

## £335,000

### Study

8' 2" x 8' 4" (2.49m x 2.54m) West facing study with sash windows overlooking lower ground flat garden, carpet

### Entrance Hall

Carpeted hallway leads to all rooms and has a storage cupboard with fitted shelving

### Lounge (Reception)

15' 3" x 12' 6" (4.65m x 3.81m) Large easterly aspect lounge with sash bay windows overlooking Selborne Road. The lounge is neutrally decorated and has a feature fireplace, high ceilings and carpet

### Kitchen

8' x 8' 1" (2.44m x 2.46m) Kitchen comprises wood effect flooring, gas hob and inset sink and pine effect work surfaces. Appliances are not included

### Bathroom

6' 1" x 4' 10" (1.85m x 1.47m) Bathroom comprises bath with shower over, pedestal wash hand basin and WC - all with chrome fittings, part tiled walls and wood flooring

### Master Bedroom

13' x 11' 3" (3.96m x 3.43m) Spacious master bedroom with sash bay windows overlooking lower ground floor flat garden, carpet

### Other Information

Council Tax Band C Parking zone N

Local Authority

Council Tax Band C

EPC Rating



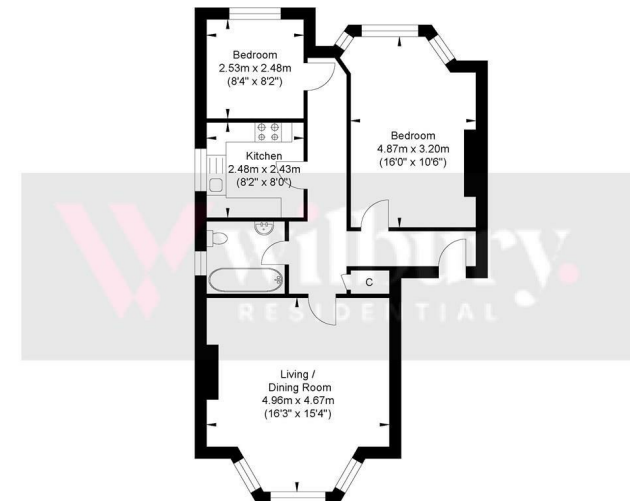
### Contact

01273-735237

enquiries@callaways.co.uk

www.wilburyresidential.co.uk

### Selborne Road



Ground Floor  
Approximate Floor Area  
692.33 sq ft  
(64.32 sq m)

Approximate Gross Internal Area = 64.32 sq m / 692.33 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.