



**GOLDIN  
LEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

160 - 162 Church Road  
Hove East Sussex  
BN3 2DL

T: 01273 777 123  
F: 01273 778 109  
property@goldinlemcke.com

**FOR  
SALE**

Flag Court, Courtenay Terrace, Hove, BN3 2WH **£600,000 - £625,000 Guide**



# Flag Court, Courtenay Terrace, Hove, BN3 2WH

## £600,000 - £625,000 Guide

A stunning three-bedroom flat situated on the eighth (top) floor of this extremely popular block positioned directly on Hove seafront. Internal inspection is essential to fully appreciate the true qualities of this amazing flat.







## Rooms & Sizes

Living/Dining Room: 13' 1" x 21' 11"

Kitchen: 6' 10" x 16' 4"

Bedroom: 13' 6" x 15' 5"

Bathroom

Bedroom: 11' 5" x 11' 9"

Bedroom: 7' 10" x 9' 10"

Shower Room

## Further Information

Flag court is regarded as one of the most sought-after blocks on Hove seafront due to its favoured position on Hove promenade. The block is extremely well maintained with two automatic passenger lifts serving all floors. To the front of the property there are a number of unallocated parking spaces available on a first come first served basis. The flat itself offers a unique opportunity, with its main selling feature being its truly stunning and uninterrupted sea views, which can only be fully appreciated upon internal inspection.

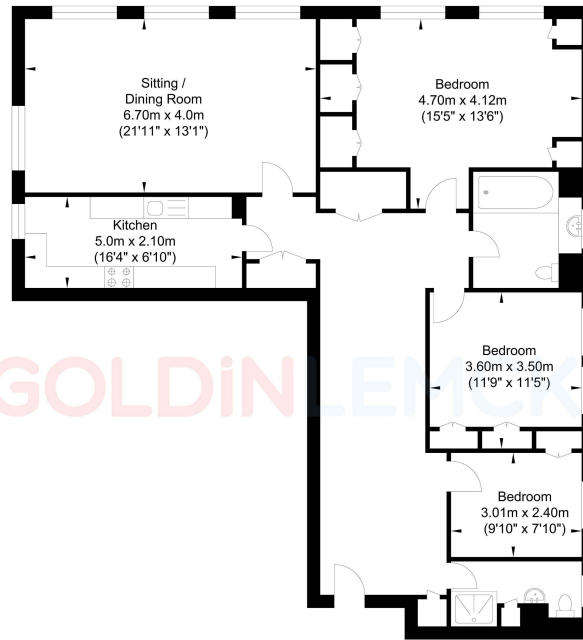
The accommodation comprises extremely spacious entrance hallway with trades lockers, beautiful kitchen/breakfast room and large living/dining room - both with fantastic uninterrupted sea views. There is a further master bedroom with an excellent range of fitted wardrobe cupboards, as well as a bedside units with adjoining storage cupboards. Alongside this, there are a further two double bedrooms with fitted wardrobes, a bathroom, and a shower room. The flat is offered for sale in superb order throughout and also benefits from double glazed windows.

As well as being adjacent to the seafront, Flag Court is conveniently positioned close to Hove Station, as well as Church Road and George Street, where you will find a large variety of shops, bars and restaurants.

**GOLDINLEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

# Courtenay Terrace



Eighth Floor  
 Approximate Floor Area  
 1343.76 sq ft  
 (124.84 sq m)

Approximate Gross Internal Area = 124.84 sq m / 1343.76 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
 Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E		
21-38	F	35   F	
1-20	G		

# GOLDIN LEMCKE

01273 777123  
 GOLDINLEMCKE.COM

160 - 162 Church Road  
 Hove East Sussex  
 BN3 2DL

T: 01273 777 123  
 F: 01273 778 109  
[property@goldinlemcke.com](mailto:property@goldinlemcke.com)

# FOR SALE