

Flat 11 Eaton Gate, 2 Eaton Gardens

Hove BN3 3UL

Asking Price Of £525,000

- STUNNING GROUND FLOOR APARTMENT
- DESIRABLE LOCATION
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM
- MAIN BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- UNDERGROUND PARKING SPACE

Whitlock and Heaps are delighted to offer to market this superb ground floor apartment forming part of this most desirable building and offering well apportioned two double bedroom accommodation with an ensuite bathroom to the master. The property is situated in this central and convenient location within walking distance of Hove mainline station, seafront and local amenities. There is a stunning living/dining room, separate kitchen with the property being predominantly south facing. Outside there is an underground parking space with the apartment also being sold with a share in the freehold and no onward chain.

OUTGOINGS SHARE OF FREEHOLD
LEASE 125 years from 25th October 1991
MAINTENANCE £2,978 to include a reserve fund payment

ENTRANCE HALL Coats/store cupboard, airing cupboard housing cylinder with linen shelving over, radiator.

BEDROOM 2 Sash window, range of fitted wardrobes, radiator.

BEDROOM 1 Sash window, range of fitted wardrobes, radiator.

ENSUITE BATHROOM White suite comprising panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level w.c., tiled walls and floor, heated ladder style towel rail.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c., tiled walls and floor, heated ladder style towel rail.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with concealed extractor over, integrated washing machine and fridge/freezer, space for dishwasher, eye level oven and microwave, cupboard housing 'Worcester' gas fired boiler, tiled floor and splashback, sash window.

LIVING/DINING ROOM Sash bay window, feature fire surround, coving, radiator.

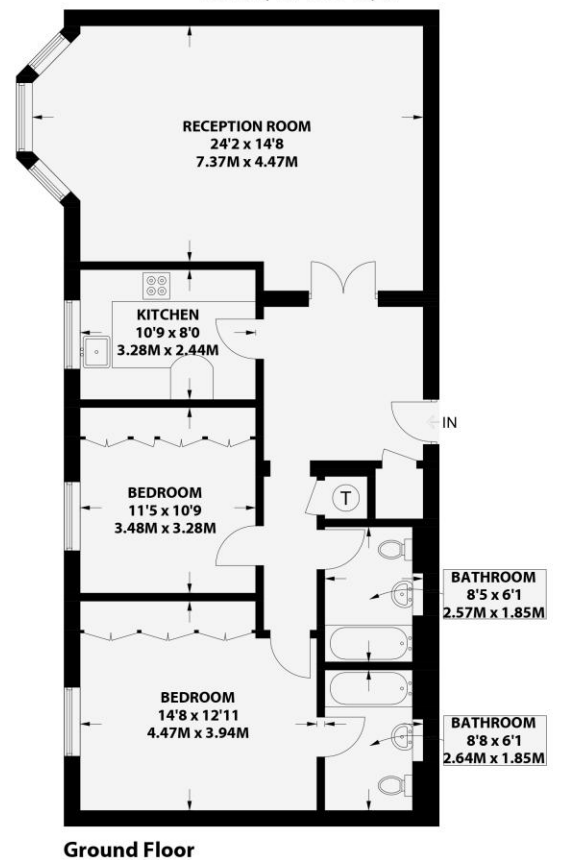
OUTSIDE Gated underground Parking Space. Visitors Parking.

EATON GATE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1050 sq ft / 97.6 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1061 sq ft / 98.6 sq m



Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

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