

PHILLIPS & STILL

Pembroke Court, New Church Road, Hove

£310,000



- **A Fantastic Third Floor Purpose Built Apartment**
- **Two Double Bedrooms**
- **South Facing Lounge / Diner With Balcony**
- **Lift Service & Share Of Freehold**
- **No Onward Chain**

To view all our homes: phillipsandstill.co.uk



Pembroke Court, New Church Road, Hove, BN3 4AB



Here we have a super purpose built apartment offering spacious living accommodation in a brilliant central Hove location. Pembroke Court is a well maintained and highly sought after development offering security & a lift service. Situated on the third floor, this apartment is South facing which means the lounge / diner and private balcony are extremely sunny & light.

Internally accommodation comprises of entrance hall, two double bedrooms both with peaceful rear aspects and built-in wardrobes, bathroom, separate kitchen and a fabulous sunny lounge / diner opening onto a private balcony with gorgeous views.

This is a fantastic property for someone looking to make somewhere their own as well as having everything right on their doorstep without being in the middle of it all. Located on New Church Road just past Sackville Road, the position of this block is hard to fault. It is within walking distance of all the finest restaurants, bars & cafes that Hove has to offer as well as being just minutes from fabulous Hove seafront. Hove railway station is also within a short walk making it ideal for anyone who commutes .



Picture this...

This is the ideal property to come home to after a long day - relaxing on your South facing private balcony whilst enjoying a few drinks in the sun, could there be a better way to switch off?

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and lifestyle!

Pembroke Court, New Church Road, Hove BN3 4AB

Approximate Gross Internal Area = 68.9 sq m / 742 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

THIRD FLOOR

ENTRANCE HALL

BEDROOM TWO
12' 3" x 9' 1" (3.73m x 2.77m)
With built-in wardrobes

BATHROOM

BEDROOM ONE
15' 11" x 10' 2" (4.85m x 3.1m)
With built-in wardrobes

SEPARATE KITCHEN
11' 7" x 7' 0" (3.53m x 2.13m)

SOUTH FACING LOUNGE / DINER
16' 5" x 11' 0" (5m x 3.35m)

Opening onto:

SOUTH FACING BALCONY

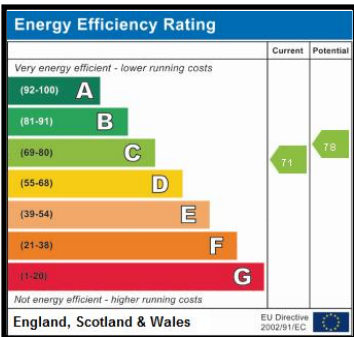




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk