



## Wick Hall, Furze Hill, Hove, BN3 1NJ

Guide Price £400,000 - £425,000

You must not miss out on this superbly presented example of the larger two double bedroom & dual aspect double reception room apartments in Wick Hall. One of Hove's most popular and admired Art Deco developments, it is situated just a short stroll from the seafront and directly opposite leafy St Ann's Well Gardens, an oasis of tranquil & calm in the middle of the City. With no onward chain, viewings are a must!

- A Spacious Purpose Built Ground Floor Art Deco Apartment

- Two Double Bedrooms

- Dual Aspect Lounge & Dining Room

- Separate Modern Kitchen

- Sought After Central Hove Location Opposite St Ann's Well Gardens





## Property Description

Here we have a wonderfully spacious purpose built ground floor apartment in one of the most prestigious character Art Deco buildings in central Hove. This is a roomy property in a well maintained and fantastically located block with beautiful communal gardens. It suits anyone looking for central Brighton & Hove living with good access to transport links to London without compromising on space.

Presented for sale in lovely order, accommodation comprises of a wide entrance hall with built-in storage cupboards, two double bedrooms both with built-in wardrobes, bathroom, additional second W.C. and separate modern kitchen. The pièce de résistance is the superb dual aspect double-sized reception room which offers tranquil garden views. There is ample space for both your lounge and dining furniture making this room the perfect setting to enjoy both entertaining your friends & family as well as those quiet times in.

Your heating and hot water is included in the service charge and with no onward chain, this apartment is ready to move straight into! Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns.





# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM TWO  
11' 9" x 10' 8" (3.58m x 3.25m)

BATHROOM

ADDITIONAL SECOND W.C.

BEDROOM ONE  
15' 1" x 10' 10" (4.6m x 3.3m)  
With built-in wardrobes

SEPARATE KITCHEN  
14' 0" x 16' 0" (4.27m x 4.88m)  
Opening to:

DUAL ASPECT LOUNGE &  
DINING ROOM  
22' 0" x 18' 1" (6.71m x 5.51m)

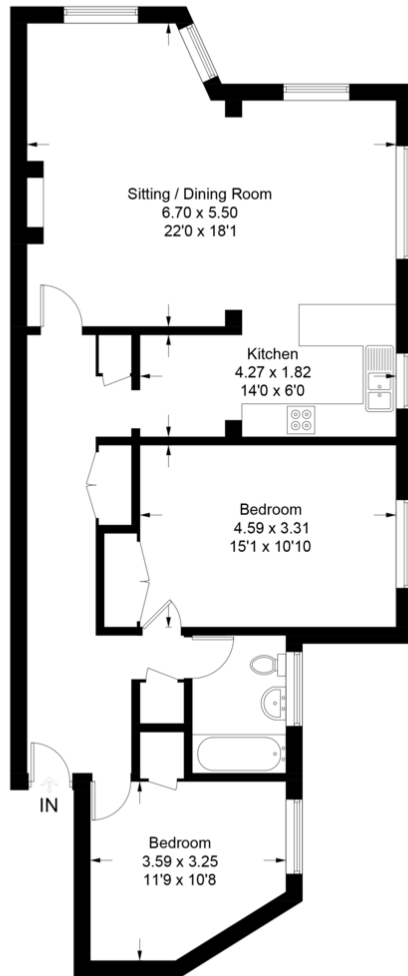
## OUTSIDE

BEAUTIFUL COMMUNAL GARDENS



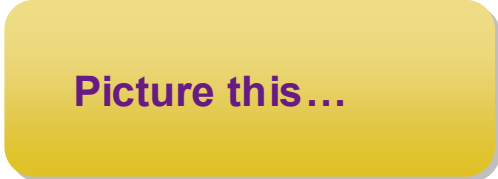
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Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



**Ground Floor**

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



**Picture this...**

Imagine living just a few steps from leafy St. Ann's Well Gardens, the perfect place for a dog walk, a stroll or picnic on a sunny day!

Alternatively, if you're feeling more adventurous then why not take a short stroll into town and soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of cafes, shops, bars and restaurants. This City really is known with its'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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