

PHILLIPS & STILL



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

- A Stunning Ground Floor Purpose Built Art Deco Apartment
- South Facing & Extremely Well Presented Throughout
- Two Double Bedrooms With Ample Fitted Storage
- Wonderfully Spacious Dual Aspect Lounge & Dining Room

Offers in excess of £400,000

- Separate Modern Fitted Kitchen
- Fabulous Communal Gardens & Off Road Parking
- Sought After Central Hove Location Opposite St Ann's Well Gardens
- No Onward Chain





## Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light and spacious dual aspect South facing ground floor apartment has come to market 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 and off road parking. It suits anyone looking for central Brighton & Hove living with good access to transport links to London without compromising on space.

The apartment itself is very well presented and has been neutrally decorated with superb shutters and thoughtful attention to detail. You have a spacious entrance hall leading to two double bedrooms, a modern bespoke separate kitchen and modern fitted shower room. All rooms feature superb southerly views & light.

The pièce de résistance is the stunning dual aspect lounge and dining room where there is ample space for both your lounge and dining furniture as well as alcoves for home offices / computer desks making this room the perfect setting to enjoy entertaining your friends & family, sitting down for meals together and those quiet, relaxing times in.



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

#### WIDE ENTRANCE HALL

7' 7" x 28' 6" (2.33m x 8.71m)

#### BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.13m)

With a large walk-in wardrobe

#### SHOWER ROOM

With W.C.

#### BEDROOM ONE

16' 10" x 10' 9" (5.14m x 3.30m)

With built-in wardrobes

#### SEPARATE MODERN KITCHEN

13' 11" x 5' 10" (4.25m x 1.78m)

#### DUAL ASPECT LOUNGE & DINING ROOM

21' 10" x 17' 10" (6.68m x 5.45m)

### OUTSIDE

LANDSCAPED COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD  
PARKING

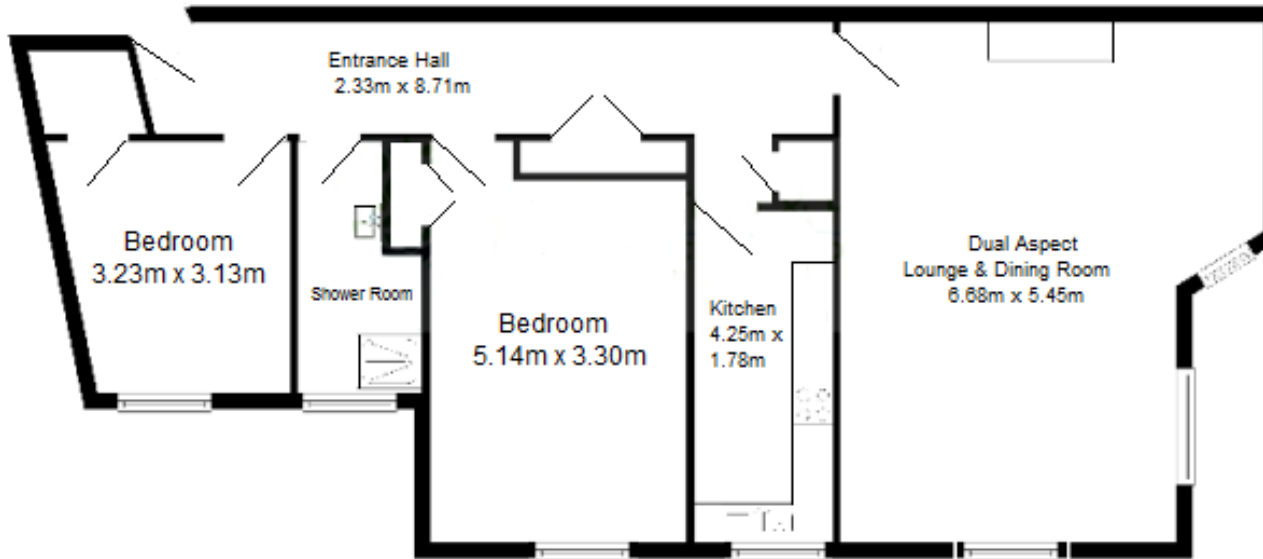
Permit required



Picture this...

## Ground Floor

Total area 89.6 sq. metres approx.



Imagine living just a few steps from leafy St. Ann's Well Gardens, the perfect place for a dog walk 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' entertainment and lifestyle!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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