

PHILLIPS & STILL



- Extremely spacious fourth floor purpose built apartment
- Open plan living
- Two double bedrooms
- Bathroom and shower room
- Communal roof terrace

Eaton Road, Hove, BN3 3AQ

Guide Price £325,000 - £350,000

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Extremely spacious and delightfully presented fourth floor flat in a popular Hove location in one of Hove's most desirable blocks. It is located next to Hove Cricket Ground and is within close proximity of the amenities in Church Road. The property is sold with a share of freehold, communal roof terrace and no onward chain.



Property Description

Located in central Hove adjacent to Sussex County Cricket ground, 'Ashdown' is the cricket fans dream home! and is considered one of Hove's premier blocks.

For commuting or travelling around the city Hove Station is within walking distance and a regular bus service runs frequently from the nearby Church Road. Hove in its own right stands out from commercial Brighton with a cosmopolitan feel to the area, numerous coffee houses, delis and patisseries, fine dining restaurants, trendy bars and more than enough local and boutique shops to cater for all your daily needs and much, much more.

The apartment itself has two equal sized double bedrooms and the luxury of two bathrooms, so no competition over who gets the best room! Light flows seamlessly throughout this apartment, there are multiple storage cupboards and generous accommodation ensuring no compromise is made when choosing your furniture!



The residential facilities are fabulous and include the use of a laundry room, secure bike storage and visitors parking and a stunning roof terrace with the most wonderful views over Hove and out to sea! This apartment is a perfect hideaway for a 'pied-a-terre', a tranquil first property or even a buy to let investment. Viewing is simply essential to appreciate fully!

Accommodation

FOURTH FLOOR

ENTRANCE HALL

32' 1" x 3' 1" (9.78m x 0.94m)

LOUNGE AREA

19' 4" x 11' 4" (5.89m x 3.45m)

KITCHEN AREA

14' 4" x 6' 4" (4.37m x 1.93m)

BEDROOM 1

14' 2" x 9' 11" (4.32m x 3.02m)

BEDROOM 2

12' 10" x 12' 1" (3.91m x 3.68m)

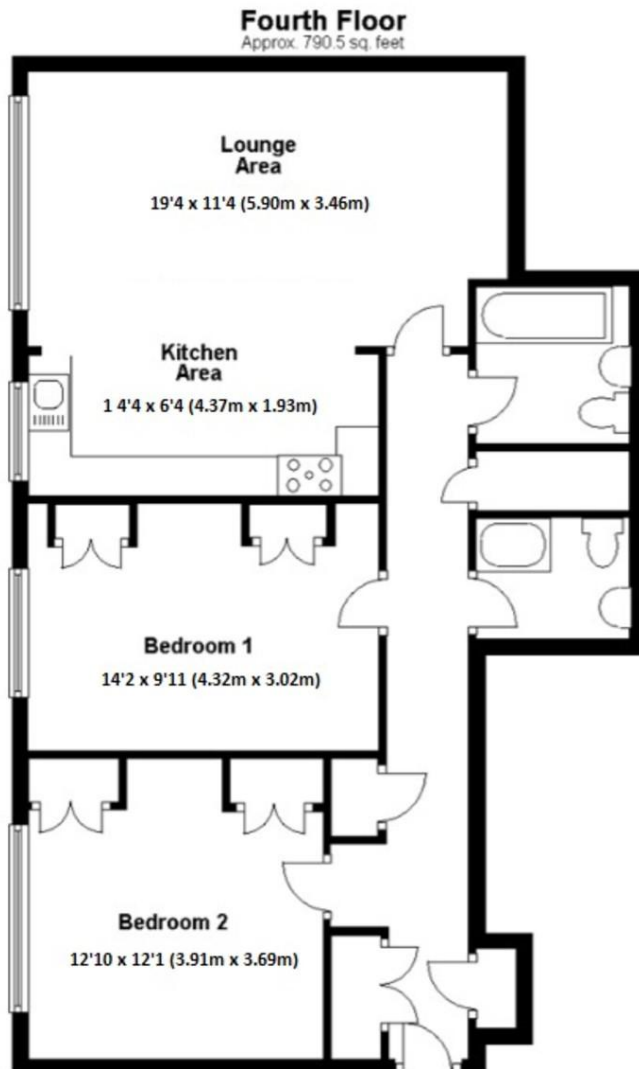
BATHROOM

SHOWER ROOM

OUTSIDE

COMMUNAL ROOF TERRACE





Picture this...

Just think of how it would feel to walk out of your front door and stroll down the road onto the beautiful Hove Lawns and seafront! There you can take a leisurely wander along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within a short walk of the many trendy coffee shops, bar and restaurants that this City is so well known for.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	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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