

St. Catherines Terrace, Hove

£390,000 - £400,000



- A Spacious Second & Third Floor Regency Seafront Maisonette
- Two Double Bedrooms
- Stunning South Facing Lounge / Diner With Sea Views
- Separate Kitchen
- Share Of Freehold & No Onward Chain

## St. Catherines Terrace, Hove, BN3 2RH



Hold onto your seats ladies and gentlemen as this wonderfully light & spacious second and third floor Regency seafront maisonette has come to market & is situated in a sought after position of central Hove. This is a roomy South facing property in a fantastically located block with a share of the Freehold and no onward chain that will make fabulous seaside holiday / second property, gorgeous first home or fantastic buy to let investment as it really does tick so many boxes!

The apartment itself is well presented throughout with a neutral blank canvas of a colour scheme, modern fixtures & fittings and a great amount of period features. Second floor accommodation comprises of entrance hall, separate kitchen, bathroom and the first of two double bedrooms. The pièce de résistance is the stunning South facing lounge / diner and beautiful sea views it provides! 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. To the upper (third floor) is the second double bedroom.

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 Church Road. Our famous seafront is just outside your front door and Hove railway station is also close by for anyone who commutes. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events nearby on Hove Lawns!





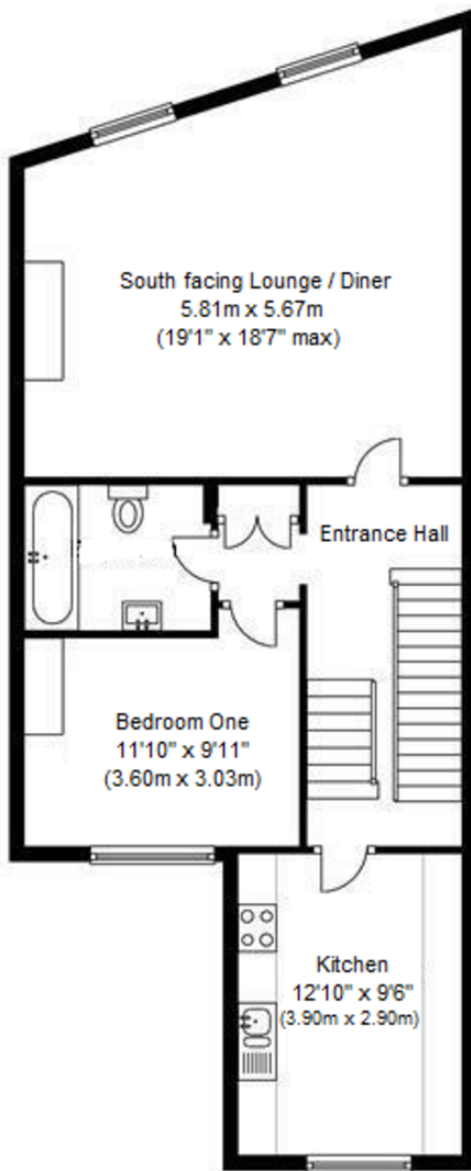
## Picture this...

This is definitely a property that will impress your friends! You couldn't ask for a better location and the views from the lounge / diner and first bedroom are picturesque!

Upon stepping out of your front door you are within a very short walking distance of a huge array of restaurants, bar, cafes, boutique shops, beauty parlours, gyms and supermarkets as well as so much entertainment so you'll certainly never be bored living here!

### Second Floor

Approx. 66.4 sq. metres (714.9 sq. feet)

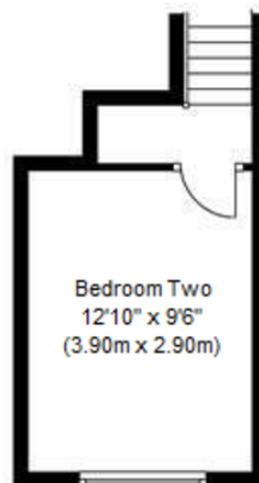


## St. Catherines Terrace, Hove

Total floor area 928 sq.ft.  
(86.3 sq.m.) approx

### Third Floor

Approx. 13.9 sq. metres 149.3 sq. feet)



## Accommodation

### SECOND FLOOR

ENTRANCE HALL

SOUTH FACING LOUNGE / DINER  
19' 1" x 18' 7" (5.82m x 5.66m)

BATHROOM

BEDROOM ONE  
11' 10" x 9' 11" (3.61m x 3.03m)

KITCHEN  
12' 10" x 9' 6" (3.91m x 2.9m)

### THIRD FLOOR

LANDING

BEDROOM TWO  
12' 10" x 9' 6" (3.91m x 2.9m)

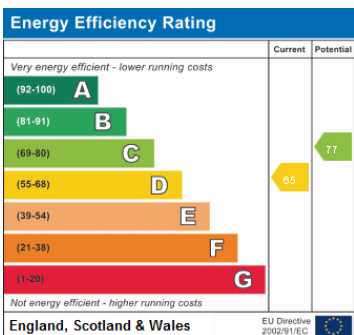




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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