



Orchard House, Park View Road, Hove, BN3 7AW
Asking Price £975,000

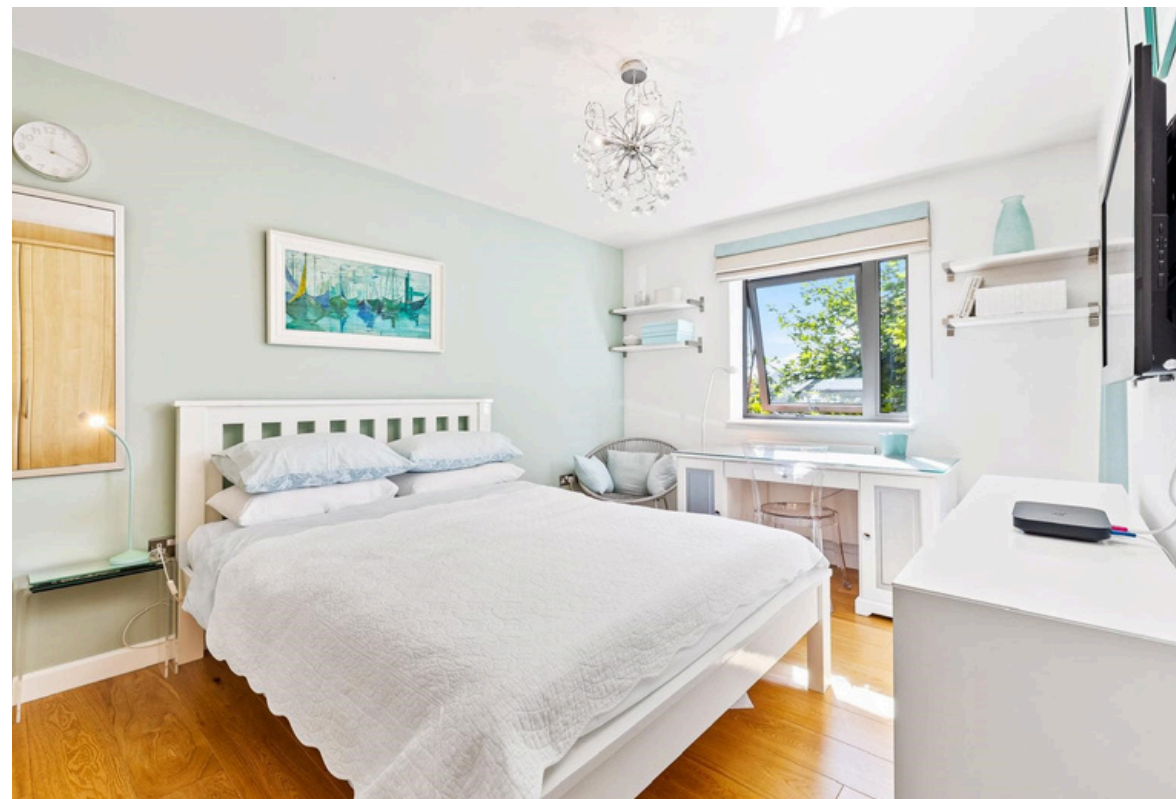


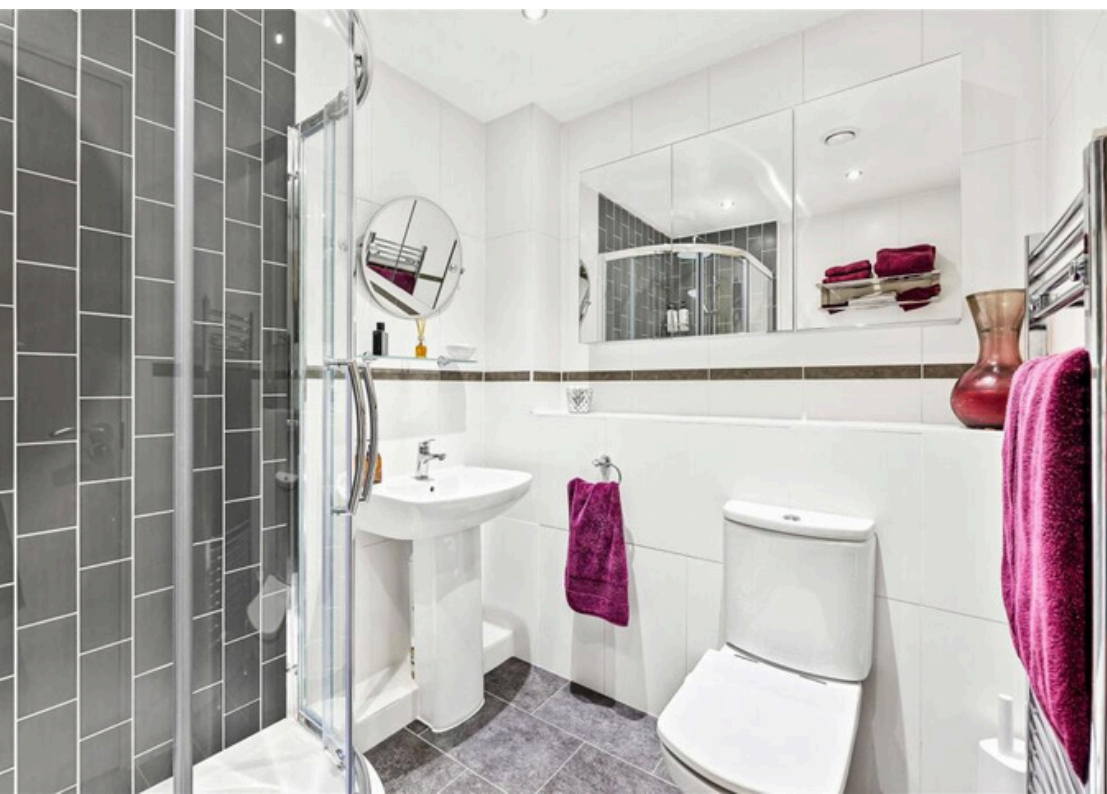
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Welcome to Orchard House, your gateway to luxurious living in Hove. This stunning penthouse apartment offers an excellent combination of comfort, style, and convenience. With its superb location next to Hove Park, you will enjoy the tranquillity of serene parkside living, while still being within walking distance of Hove railway station, local shops, good schools, and Waitrose supermarket.

Spread across 1603 square feet, this luxury apartment offers ample space for differing lifestyles. As you step inside, you'll be greeted by a light and spacious open plan living area, perfect for entertaining guests or simply enjoying quality time with loved ones. The room is flooded with natural light, creating a warm and inviting atmosphere throughout the day. The open plan sleek white high gloss kitchen is a chef's dream. Equipped with integrated appliances, ample storage, and a convenient breakfast bar, it is the heart of the home. Whether you're a culinary whizz or prefer quick and easy meals, this kitchen is designed to cater to your every need.

Step through the patio doors and discover a south-facing roof terrace, where you can soak up the sun and enjoy al fresco dining with leafy views. It's the perfect spot to unwind after a long day or to host gatherings with friends and family.





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The apartment boasts a large principal suite, complete with four built-in double wardrobes, ensuring you'll never run out of storage space. The en-suite shower room offers a touch of luxury, while access to the secondary roof terrace grants additional relaxation.

Two further double bedrooms are ideal for children, guests, or a home office. One of these bedrooms provides direct access to the secondary terrace, making it a delightful space to enjoy a morning coffee or simply take in the fresh air.

The property also features a well-appointed bathroom and ample storage cupboards, ensuring that every inch of the apartment is practical and functional. With the added benefit of two secure allocated underground car parking spaces and plenty of visitor spaces, parking will never be a hassle.

Orchard House is not only about the apartment itself but also the lifestyle it offers. Hove Park, just steps away, is a haven for outdoor enthusiasts. With nearly 40 acres of parkland, you can enjoy leisurely walks, go for a jog, play football on the 3G pitch, or indulge in a game of tennis. Refresh yourself at the tea room or rejuvenate at the on-site gym. This park has it all.

The share of freehold ensures long-term security, while the impressive 899-year lease provides peace of mind. With a B rating on the Energy Performance Certificate (EPC), you can be confident that the apartment is energy-efficient and cost-effective to maintain.



Park View Road, Hove

Approximately 149 sqm (1603 sqft)



Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

Agents Notes
Tenure Share Of Freehold
130 Years Remaining On The Lease
Service Charge Approx £3,200 Per Annum
Ground Rent N/A
Council Tax Band D

Energy Performance Certificate

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



Please note:

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