

PHILLIPS & STILL



Wick Hall, Furze Hill, Hove, BN3 1NG

- A Spacious Top Floor Purpose Built Art Deco Apartment
- Two Double Bedrooms
- Dual Aspect 22ft Lounge / Diner With Sea Views
- Private Secluded Balcony With Sea & Garden Views

Asking Price of £450,000

- Sought After Central Hove Location Opposite St. Ann's Well Gardens
- Lift Service & On-Site Building Manager
- Wonderful Communal Gardens & Off Road Parking
- Wealth Of Built-In Storage & No Onward Chain



Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light & spacious dual aspect sixth / top floor apartment has come to market in one of the most prestigious character Art Deco buildings of central Hove. This is a roomy & bright property in a well maintained & fantastically located block with beautiful communal gardens and off road parking. It suits anyone looking for central Brighton & Hove living moments from the seafront with good access to transport links to London without compromising on space.

The apartment itself is very peaceful & quiet inside as it is situated at the far end of the top floor so worries of noisy upstairs occupants are a thing of the past. A wide entrance hall leads to all rooms: two double bedrooms, bathroom, separate W.C. and a modern kitchen with a serving hatch.

The pièce de résistance is the wonderful dual aspect open plan lounge & dining space that opens onto your private balcony. 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. From your balcony you have some divine views over St. Ann's Well Gardens, City rooftops and out to sea!

Your heating and hot water costs are included in the service charge, there are two lifts to each of the four blocks of Wick Hall and you also have an attentive on-site building manager. 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

Two lifts & staircase rising to:

SIXTH (TOP) FLOOR

WIDE ENTRANCE HALL

BEDROOM TWO
11' 8" x 9' 0" (3.56m x 2.74m)

BATHROOM

SEPARATE W.C.

BEDROOM ONE
14' 8" x 10' 9" (4.47m x 3.28m)

SEPARATE KITCHEN
13' 3" x 5' 9" (4.04m x 1.75m)
With serving hatch

DUAL ASPECT LOUNGE / DINER
22' 1" x 13' 7" (6.73m x 4.14m)
With sea views

OUTSIDE

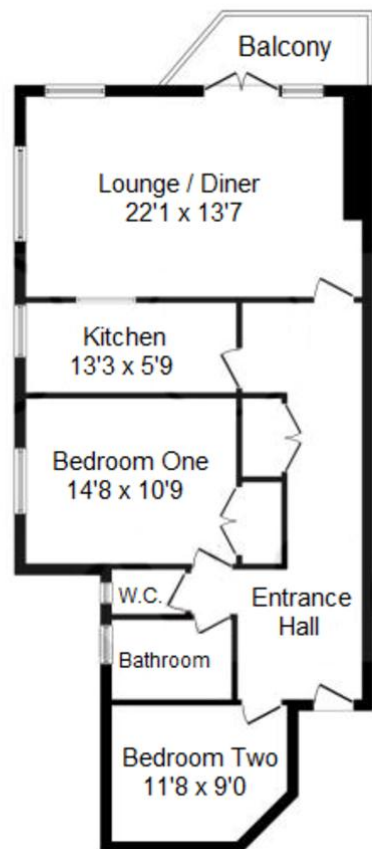
PRIVATE BALCONY
With sea views & views over St. Ann's Well
Gardens

WELL MAINTAINED COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD PARKING

Wick Hall, Furze Hill, Hove, BN3 1NJ

Approximate Gross Internal Area = 96 sq m / 1033 sq ft



Sixth (Top) Floor

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

Imageblansurveys @ 2016

Picture this...

After a hard day at work, you have the choice of relaxing on your private balcony in the evening sunshine with a cold glass of something or taking the short stroll from Wick Hall into the City centre to explore the wide range of entertainment on offer!

Pets are allowed at Wick Hall and with St Ann's Well Gardens just over the road, it is the ideal place to live if you're a dog owner!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

