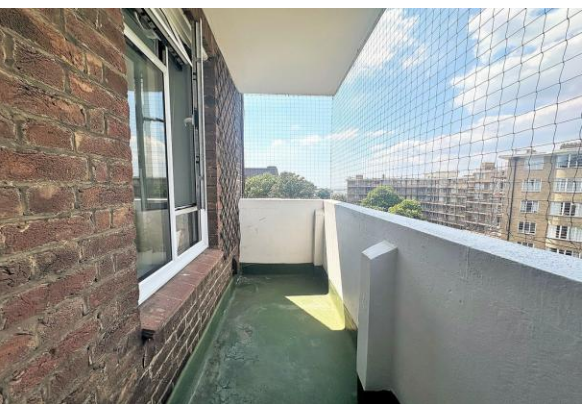


PHILLIPS & STILL



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

- A Stunning Fourth Floor Art Deco Purpose Built Apartment
- Well Presented With Beautiful Sea & Park Views
- Two Double Bedrooms With Built-In Wardrobes
- Spacious Dual Aspect Open Plan Lounge & Dining With Private Balcony

## Guide Price of £450,000 - £475,000

- Sought After Central Hove Location Opposite St Ann's Well Gardens
- Wide Hall & Fantastic Amount Of Built-In Storage Throughout
- Fabulous Communal Gardens & Off Road Parking
- Lift Service & On-Site Building Manager



## Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light and spacious dual aspect fourth 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 larger than others of the same specification and has some spectacular views over the City rooftops out to sea and over the park. You have a spacious entrance hall leading to two double bedrooms, a separate bespoke kitchen and modern fitted bathroom with bath & walk-in shower cubicle. There is a fantastic amount of built-in storage, double glazing throughout and a superb aspect meaning all rooms get a wonderful amount of natural light.

The pièce de résistance is the stunning dual aspect open plan lounge and dining room opening onto your private balcony. There is ample space for both your lounge and dining furniture making this the perfect setting to enjoy both entertaining your friends & family as well as those quiet times in. For anyone who works from home there is also plenty of room for a home office / study area overlooking St Ann's Well Gardens.



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

## FOURTH FLOOR

Lift service and stairs rising to

## WIDE ENTRANCE HALL

26' 0" x 7' 9" (7.92m x 2.36m)

## BEDROOM TWO

14' 8" x 11' 10" (4.47m x 3.61m)

## BATHROOM

With bath & walk-in shower cubicle

## BEDROOM ONE

15' 0" x 10' 11" (4.57m x 3.33m)

## KITCHEN

14' 6" x 5' 11" (4.42m x 1.8m)

## DUAL ASPECT OPEN PLAN LOUNGE & DINING ROOM

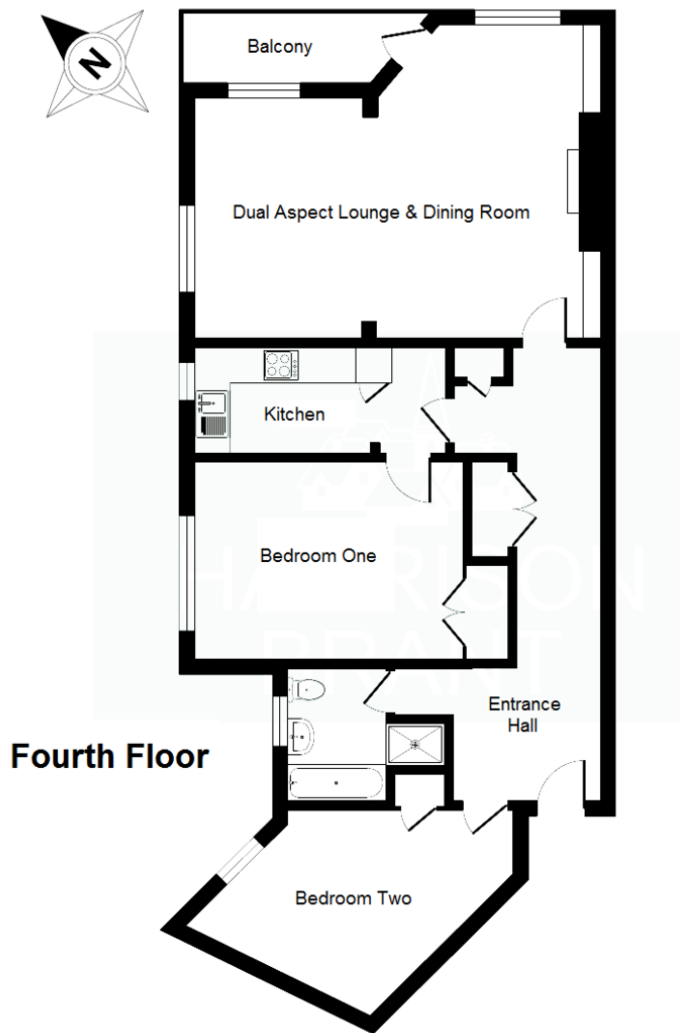
22' 0" x 17' 9" (6.71m x 5.41m)

## OUTSIDE

PRIVATE BALCONY

COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD PARKING



Fourth Floor

**Wick Hall, Furze Hill, Hove BN3 1NJ**

Approximate area 1030 sq.ft. / 95.7 sq.m.

**Picture this...**

This is the ideal property to come home to after a long day. Relaxing on your attractive private balcony whilst enjoying a few drinks in the sun, could there be a better way to switch off?

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its entertainment and lifestyle!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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