



Flat 12, Eaton Gate, 2 Eaton Gardens Hove BN3 3UL

Offers In Excess Of £800,000

- EXEMPLARY RAISED GROUND FLOOR APARTMENT
- REFURBISHED TO AN EXCELLENT STANDARD
- THREE BEDROOMS
- MASTER SUITE WITH ENSUITE
- CONTEMPORARY BATHROOM
- MODERN KITCHEN
- MAGNIFICENT RECEPTION ROOM
- SOUTH WESTERLY ASPECT

Whitlock and Heaps are pleased to bring to market this exemplary raised ground floor apartment that has just undergone an extensive refurbishment programme being bought to market in stunning condition offering spacious accommodation on the south/westerly aspect of this beautiful building in this most desirable location. The three bedroom accommodation features a master suite with ensuite shower room and a separate contemporary bathroom. The modern separate kitchen has integrated 'AEG' appliances with a particular feature being the magnificent reception room with 12'2 ceiling height. Benefiting from an allocated underground gated parking space and being sold with no onward chain and a share in the freehold.

Eaton Gardens is a desirable tree lined road situated in this convenient location within a few minutes walk of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within walking distance.

SPACIOUS ENTRANCE HALL Large fitted double storage cupboard, radiator, coving, cupboard with water cylinder and linen shelving over.

KITCHEN Incorporating stainless steel sink unit with mixer tap, adjacent work surface with cupboards and drawers under, inset 4-ring 'Aeg' gas hob with concealed extractor over, eye-level 'Aeg' oven and microwave, integrated fridge/freezer, washing machine and dishwasher all of which are 'Aeg' appliances, tiled floor, radiator, double glazed sash window, 'Worcester' gas-fired boiler.

LIVING/DINING ROOM Stunning westerly room with high ceiling, double glazed sash bay window, three radiators, two ceiling roses with chandeliers, high skirting boards and coving.

MASTER SUITE Double aspect with two double glazed sash bay windows, range of fitted wardrobes with hanging space and drawers.

EN-SUITE SHOWER ROOM Comprising walk-in shower, wash-hand basin, low level w.c., heated ladder style towel rail, tiled walls and floor, double glazed sash window.

BEDROOM 2 Sash window, radiator.

BEDROOM 3 Sash window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with drawer under, low level w.c., heated ladder style towel rail, tiled walls and floor.

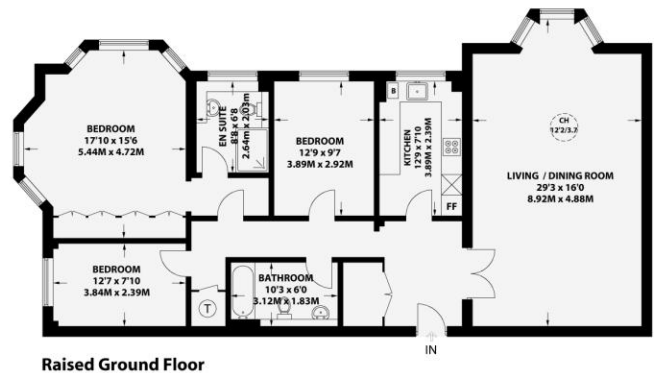
OUTSIDE Gated underground allocated parking space.

OUTGOINGS Share of Freehold
Lease: 25th March 1991 for a term of 125 years
Maintenance: £4,611.32 per annum

EATON GATE

HOVE

APPROXIMATE GROSS INTERNAL AREA
1418 sq ft / 131.7 sq m



Raised Ground Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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