

PHILLIPS & STILL



Wick Hall, Furze Hill, Hove, BN3 1NJ

- A Stylish Ground Floor Purpose Built Art Deco Apartment
- South Facing & Well Presented Throughout
- Two Double Bedrooms With Fitted Storage
- Wonderful Large Lounge / Diner Overlooking Gardens

Offers over £360,000

- Separate Refitted Bespoke Kitchen
- Fabulous Communal Gardens & Off Road Parking
- Sought After Central Hove Location Opposite St Ann's Well Gardens
- Share Of Freehold & Vendors Suited



Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light and spacious South facing ground 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. With leafy garden views from all rooms, the property has a gorgeous secluded feel and is part of the recent enfranchisement so is being sold with a share of the Freehold.

The apartment itself is very well presented and has been neutrally decorated with thoughtful attention to detail. You have a long hall from which all rooms are accessible, two double bedrooms - the master of which features built-in wardrobes, a modern bespoke separate kitchen and modern fitted bathroom.

The pièce de résistance is the stunning lounge / diner where there is ample space for both your lounge and dining furniture as well as alcoves for home offices / computer desks making this room the perfect setting to enjoy entertaining your friends & family, sitting down for meals together and those quiet, relaxing times in. You'll also appreciate the wooden floors here with the ground floor being the only level in the building where they are permitted.



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

GROUND FLOOR

ENTRANCE HALL

LOUNGE / DINER

14' 11" x 11' 7" (4.55m x 3.53m)

SEPARATE REFITTED KITCHEN

11' 2" x 6' 11" (3.4m x 2.11m)

With serving hatch through to lounge / diner

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.69m)

BATHROOM

BEDROOM ONE

15' 0" x 10' 6" (4.57m x 3.2m)

OUTSIDE

LANDSCAPED COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD PARKING

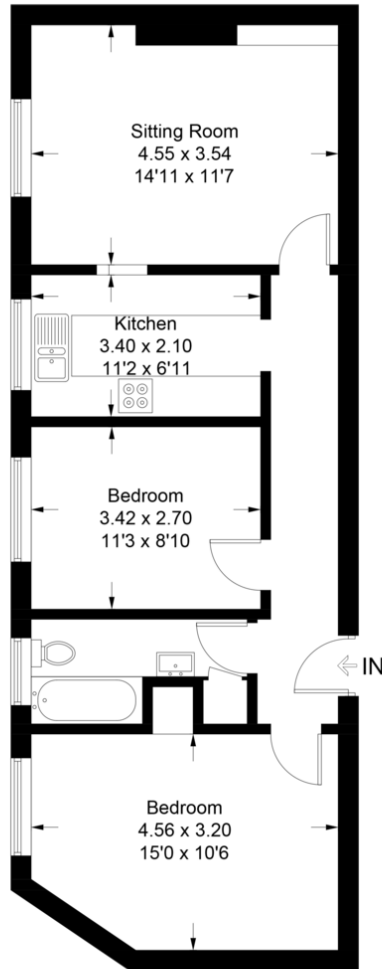
OTHER INFORMATION

There are basement storage facilities available as well as garage spaces - more information available upon request.



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Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

Picture this...

Imagine living just a few steps from leafy St. Ann's Well Gardens, the perfect place for a dog walk, a stroll or picnic on a sunny day!

Alternatively, if you're feeling more adventurous then why not take a short stroll into town and soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of cafes, shops, bars and restaurants. This City really is known with its' entertainment and lifestyle...

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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