



Eaton Court, Eaton Gardens, Hove, BN3 3PL

- A Spacious Second Floor Purpose Built Apartment
- Three Double Bedrooms
- Dual Aspect Lounge / Diner With South Facing Private Balcony
- Separate Kitchen & Wealth Of Built-In Storage

Guide Price of £400,000 - £425,000

- Lift Service & Communal Gardens
- Short Walk To Church Road, George Street, Hove Station & Seafront
- Stunning Central Hove Location
- Communal Central Heating, Double Glazing & No Onward Chain



Property Description

Welcome to Eaton Court, a widely admired purpose built development perfectly positioned in central Hove. The location of Eaton Gardens is perfect for a quieter atmosphere whilst still being close to all Hove has to offer. An easy 6 minutes' walk from Hove station to get to Brighton, London and beyond as well as a short stroll from Church Road & George Street where you'll find a whole host local shops, restaurants, cafes, supermarkets, boutiques and lots more. Not to forget the picturesque Hove seafront promenade which is also within close walking distance.

Situated on the second floor with lift access, this South facing apartment offers three generously sized double bedrooms allowing ample space for a growing family or those who require two double bedrooms plus an extra room for a study / home office.

The highlight of the apartment is the dual aspect lounge / diner with a private South facing balcony offering wonderful roof top views and enough space for a table & chairs for your morning coffee or evening pre-prandial in the sunshine. You have a separate kitchen opposite the lounge providing ample wall & base units as well as space for utilities.



All three bedrooms are South facing and benefit from built-in wardrobes with the master being of a particularly great size. The bathroom is modern with a separate W.C. directly next door. As well as the private balcony, the block also has a lovely communal garden. Apartments of this quality are a rarity and an early viewing is highly recommended by the owner's sole agent. With no onward chain, this property is ready to pack your bags & move straight into as your new home or an investment!

Accommodation

SECOND FLOOR

Access via lift or stairs

ENTRANCE HALL

BEDROOM TWO

12' 11" x 8' 2" (3.94m x 2.49m)

BEDROOM THREE

9' 7" x 6' 9" (2.92m x 2.06m)

BEDROOM ONE

12' 6" x 11' 6" (3.81m x 3.51m)

DUAL ASPECT LOUNGE / DINER

16' 6" x 12' 1" (5.03m x 3.68m)

Easterly & Southerly views opening onto:

PRIVATE SOUTH FACING BALCONY

With space for a table & chairs / outdoor furniture

SEPARATE KITCHEN

11' 11" x 6' 8" (3.63m x 2.03m)

SEPARATE W.C.

BATHROOM

OUTSIDE

WONDERFUL COMMUNAL GARDENS



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Approximate Gross Internal Area = 76.7 sq m / 825 sq ft

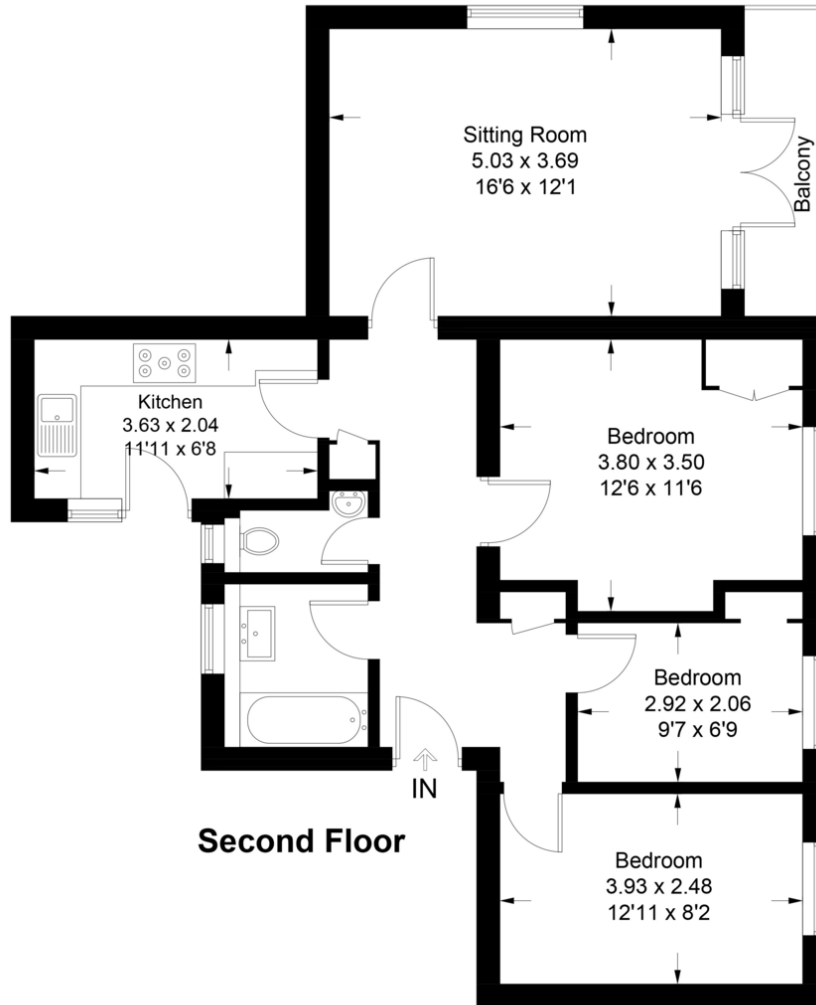


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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