

PHILLIPS & STILL



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

- An Extremely Spacious Fifth Floor Purpose Built Art Deco Apartment
- Three Double Bedrooms
- Impressive Dual Aspect 33ft Open Plan Living Space
- Private Secluded Balcony With Sea Views

Asking Price of £600,000

- Sought After Central Hove Location Opposite St. Ann's Well Gardens
- Large Entrance Hall & Huge Amount Of Built-In Storage
- Lift Service & On-Site Building Manager
- Very Well Presented With A Brand New 999 Year Lease





## Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light & extremely spacious dual aspect fifth 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 fifth floor. A wide entrance hall leads to all rooms: three double bedrooms, bathroom suite with separate W.C. and the very well maintained original Art Deco kitchen with serving hatch.

The pièce de résistance is the stunning over 33ft 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 the communal gardens, City rooftops and out to sea!

Your heating and hot water costs are included in the service charge, the apartment is being sold with a brand new 999 year lease and there are 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

### COMMUNAL ENTRANCE

With secure entry phone, lift service & staircase rising to:

### FIFTH FLOOR

#### WIDE ENTRANCE HALL

With ample built-in storage cupboards

#### BEDROOM TWO

12' 0" x 11' 3" (3.66m x 3.43m)

With built-in wardrobes

#### BATHROOM

#### SEPARATE W.C.

#### BEDROOM ONE

15' 0" x 11' 2" (4.57m x 3.4m)

With built-in wardrobes

#### BEDROOM THREE

11' 11" x 9' 6" (3.63m x 2.90m)

With built-in wardrobes and office area

#### SEPARATE KITCHEN

11' 11" x 7' 1" (3.63m x 2.16m)

With serving hatch

#### DUAL ASPECT OPEN PLAN LOUNGE & DINING ROOM

32' 6" x 12' 0" (9.91m x 3.66m)

Opening onto:

### OUTSIDE

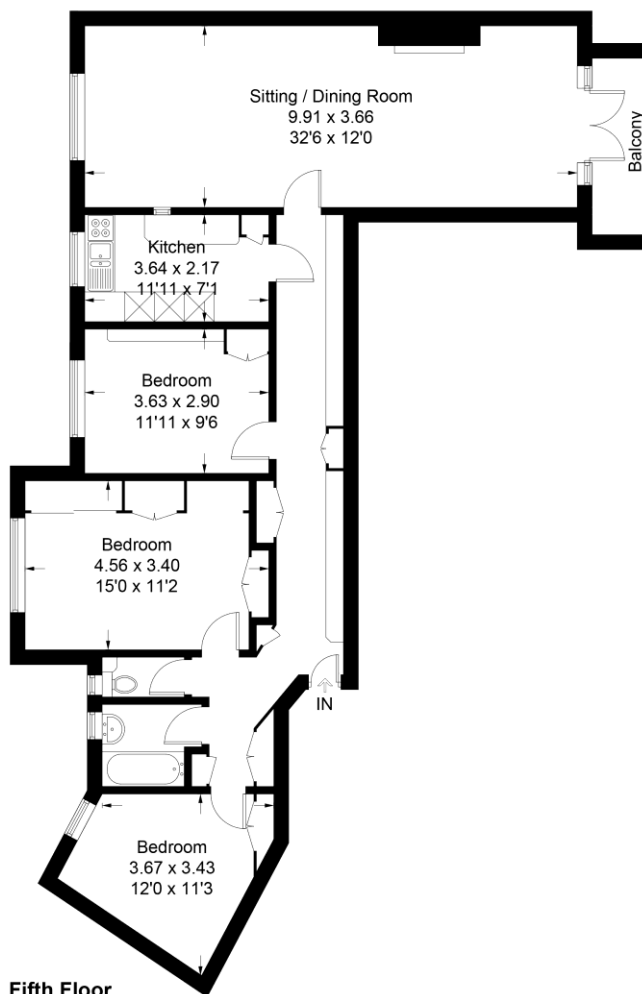
SECLUDED PRIVATE BALCONY WITH SEA VIEWS

WELL MAINTAINED COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD PARKING

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

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft



**Fifth Floor**

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

**Picture this...**

You have three double bedrooms or two doubles plus a home office here which is something so many people require these days!

And after a hard day of working from home, 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...

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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