



50 Rochester Gardens, Hove, BN3 3HT

Spencer
& Leigh

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Hove, BN3 3HT

Offers In The Region Of £450,000 - Leasehold

- Spacious converted balcony apartment
- Two double bedrooms with built in wardrobes
- West facing living room with French doors to balcony
- Open plan kitchen dining room
- Main bedroom with ensuite shower room
- Separate principal bathroom
- West facing balcony with balustrade
- Central Hove Location
- Short walk from the Seafront & Floral Clock
- Exclusive to Spencer & Leigh

Occupying a large portion of the ground floor of this attractive red brick building is this spacious converted apartment with a Westerly facing balcony. This delightful apartment is conveniently located in the centre of Hove, just a short walk from the Seafront and Landmark Floral Clock, being in an enviable position. The property features high ceilings, sash windows and French doors from the living room to the balcony. The living room serves as the hub of the home with plenty of space for sofas along with dining space which is social being open plan to the kitchen. The kitchen has modern fitted units and plenty of work top space for food preparation. Both the bedrooms are considered to be good size double rooms with built in wardrobe/storage cupboards. The main bedroom further benefits from an ensuite shower and WC with the main bathroom being along the hall. Rochester Gardens is a quiet street just off the main Church Road which caters for a variety of shopping, bars and restaurants. Both Hove and Brighton railway stations can be accessed along with major road networks, bus services and cycle paths. Viewing highly recommended, exclusive to Spencer & Leigh.



Rochester Gardens is situated in a prime position in Hove with a bounty of amenities just a stone's throw away and including, Hove seafront with its many attractions and Church Road and George Street for a wide range of shops. There is a wide variety of restaurants nearby along with what are considered to be good schools catering for all age groups and the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.



Communal Entrance

Entrance

Entrance Hallway

Reception Room
17' x 12'5

Kitchen/Dining Room
13'9 x 7'10

Bedroom
14'9 x 10'9

Bedroom
14'1 x 10'9

En-suite Shower Room/WC

Family Bathroom

OUTSIDE

Balcony

Residents Parking

Property Information

95 years remaining on the lease

Ground Rent - £150.00 p/a

Service Charge - £2,484.60 p/a

Reserve Fund - £1,920.00 p/a

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone M

Broadband: Standard 17Mbps & Superfast 255Mbps available
(OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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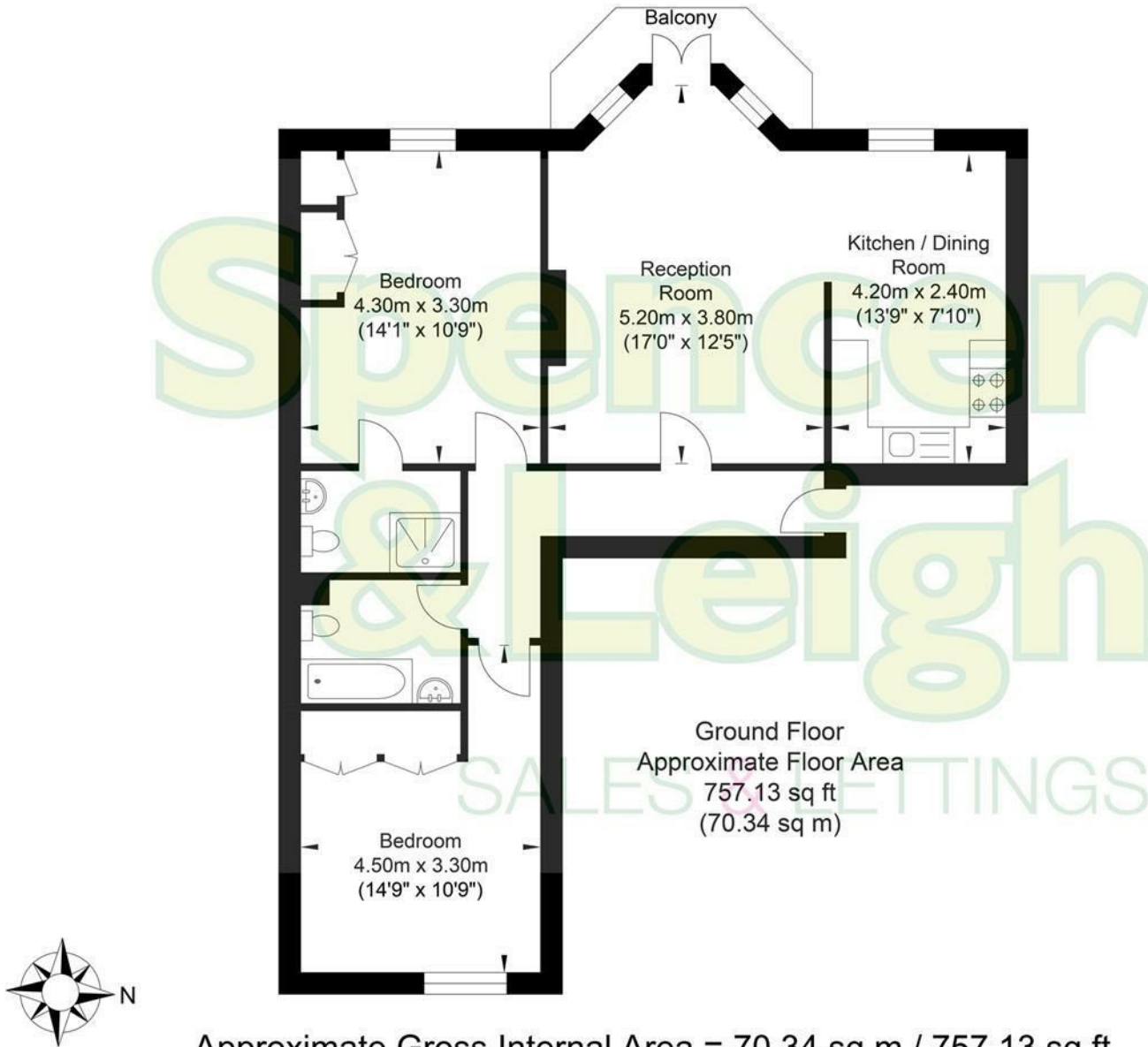


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 70.34 sq m / 757.13 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.