



## 22 Valverde House Eaton Gardens, Hove, BN3

£400,000 Leasehold

A beautifully presented 3 bedroom flat situated on the fifth floor of this purpose-built block on a pretty tree lined street in the SOUGHT AFTER Hove area, within easy walking distance of Hove train station, independent shops, cafes & many other local amenities. This flat has many highlights including; the STUNNING SEA VIEWS, a MODERN kitchen, stylish bathroom with separate WC & is available CHAIN FREE! Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents

Communal door to:

**Communal Hallway**

Choice of stairs or lift to the 5th floor, personal front door to:

**Hallway**

Wall mounted entry phone, door to:

**WC**

WC, wash hand basin, part tiled walls, laminate flooring.

**Bathroom**

Pedestal wash hand basin with mixer tap & hand held attachment over, ladder style heated towel rail, tiled walls, laminate flooring.

**Bedroom**

Window to side, radiator.

**Bedroom**

Window to rear, radiator.

**Bedroom**

Window to rear, radiator, 3 x built in cupboards with hanging rails.

**Inner Hallway**

Space for fridge/freezer, doors to:

**Kitchen**

Range of wall, base & drawer units with work surfaces over, inset stainless steel sink unit with mixer tap & drainer, inset 'Lamona' hob with cooker hood above, integrated oven under, space for undercabinet fridge/freezer, space & plumbing for washing machine, cupboard housing boiler, 2 x built in storage cupboards, part tiled walls, laminate flooring, radiator, window to side.

**Lounge/Dining Room**

2 x windows to front with views over Hove towards the sea, radiator.

**Garage**

**Total approx floor area**

78.6 sq.m. (846.5 sq.ft.)

**Council tax band D**

**Parking zone N**

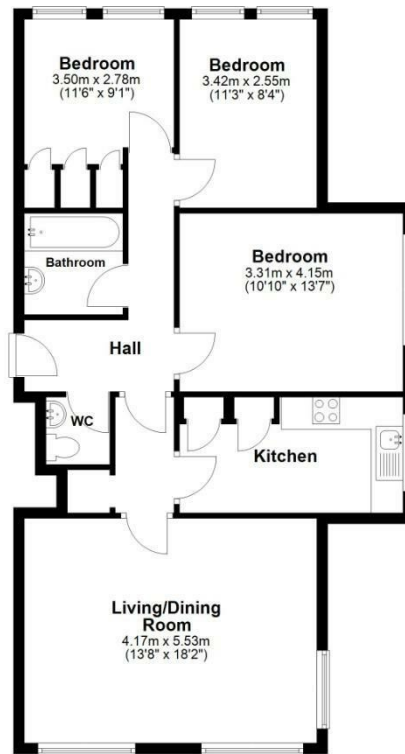
**V1**







## Fifth Floor



Total area: approx. 78.6 sq. metres (846.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Valverde House

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

## IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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