



## St. Catherines Terrace

Hove, BN3 2RQ

Guide Price £775,000 to £800,000

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## St. Catherines Terrace, Hove, BN3 2RQ

\*\*\*Guide Price £775,000 to £800,000 \*\*\* Set on the corner of prestigious Medina villas and Kingsway this three bedroom penthouse enjoys a generous amount of outside space with enviable direct views of the sea and the far reaching coastline.

This substantial property is flooded with natural light with a bright and modern interior and versatile layout. The accommodation briefly comprises three double bedrooms, two with access to an en-suite, a family bathroom with additional cloakroom and impressive open plan living room and kitchen with panoramic sea views.

Furthermore, this property also comes with a share of freehold.

### Location

The Priory is located at the south end of Medina Villas, a stones throw from the seafront and is within close proximity to an array of nearby amenities. Enjoy seafront walks with a famous Morocco's ice cream or a calming walk around the new Hove Beach Gardens. Church Road sits at the top end of the road which enjoys a wide range of popular cafes, restaurants, bars and shops. George street and Richardson Road parades are also close by. Regular buses afford access to the Brighton City Centre and surrounding areas.

Hove Station with its direct trains to London is a mere 0.8 miles away for those that need to commute.

### Accommodation

The lift rises to top floor and the property entrance is just down the hallway. Once inside the apartment, you are greeted with a bright and spacious turning hallway that boasts ample space for storing coats and shoes. The crisp modern interior and calming neutral palette flows throughout the property.

Enjoying impressive sea views, the main bedroom sits just off to the right with access to a balcony that spans the whole width of the apartment, and a spacious modern en-suite.

Bedroom two is on the east side of the building with equally impressive views up to the downs, and just as spacious as the principle room - giving you the choice as a main room, depending on your desired view. There is a jack and Jill bathroom between the second and third bedroom.

Bedroom three is a spacious double room, despite currently being used a dressing area, and the hallway houses a bonus cloakroom as well as additional storage cupboards.

Accessed via the living room and principal bedroom, there is a large balcony that spans the whole south side of the apartment, and makes a fantastic place to dine alfresco and entertain. Furthermore, the penthouse has the added bonus of a sizeable roof terrace the floor above, with stunning far reaching views all across Brighton and Hove. This would be a really great place to entertain in the summer.

### Additional information

EPC rating: E

Internal measurements: 1,129 Square feet / 104.89 Square meters

Tenure: Share of Freehold - 935 years remaining

Council tax band: E

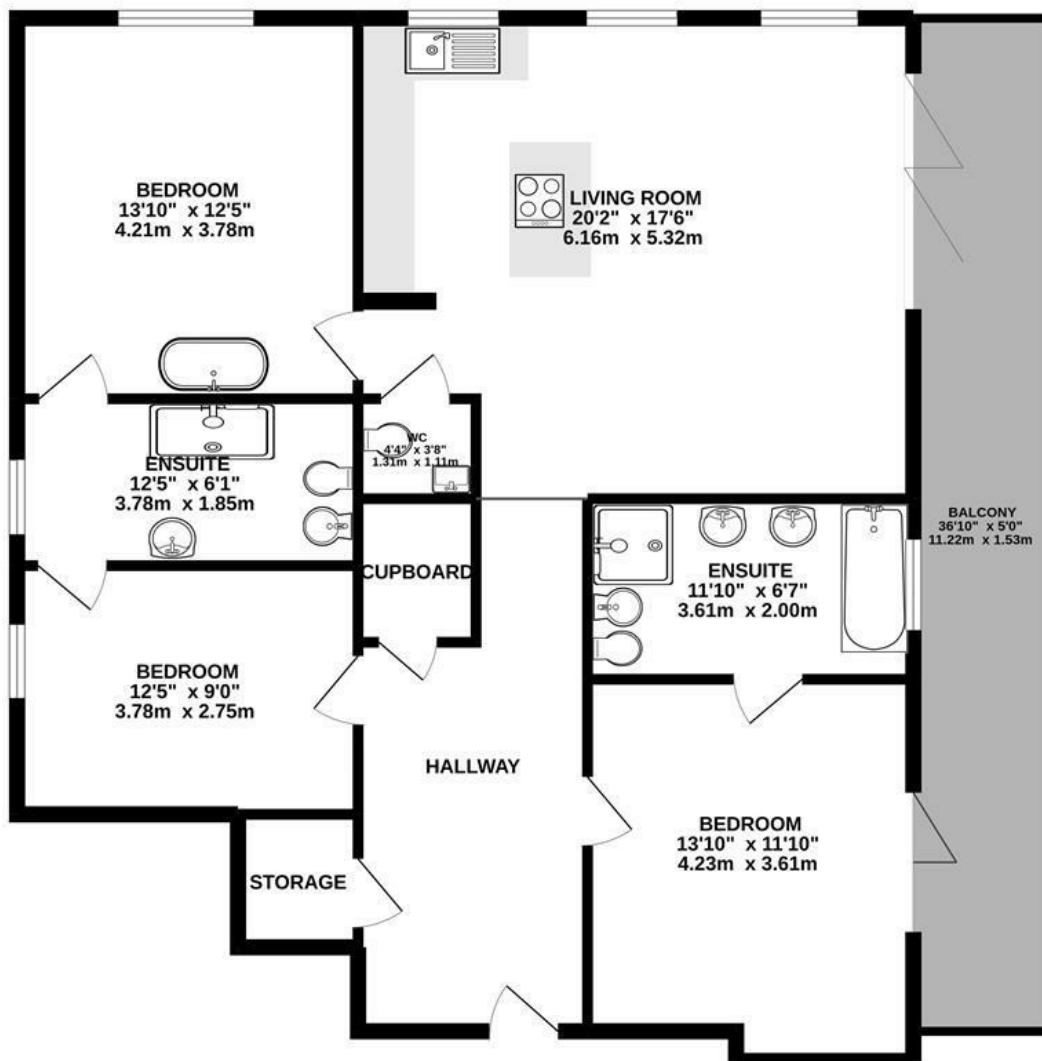
Parking zone: N

Maintenance charges: £5,400 per annum - Heating and hot water is included in the service charge.





1129 sq.ft. (104.9 sq.m.) approx.



Flat 44, 8 St Catherines Terrace, Hove

TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

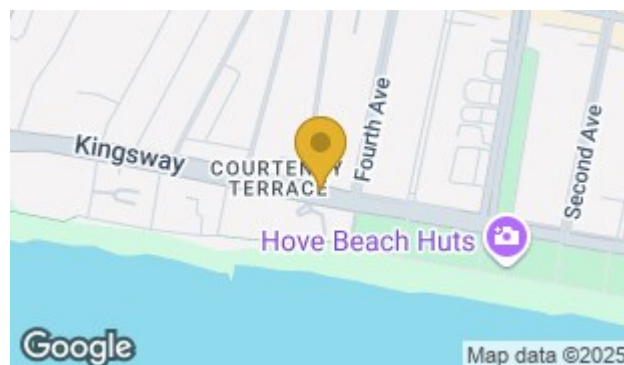
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