





# 13 Eaton Garden Mansions Eaton Gardens

Hove, BN3 3TN

Guide price £700,000

Set within a handsome Victorian villa on one of Hove’s most desirable tree-lined avenues, this exceptional raised ground floor apartment blends timeless period charm with contemporary luxury, offering over 1,180 sq ft of beautifully appointed living space, a large private west-facing terrace, allocated parking, and a secure garage.

The location is hard to beat – just a short stroll from Hove station, Church Road’s vibrant café culture, and the seafront, placing everything on your doorstep while retaining a peaceful, residential feel.

Step inside to find a truly impressive 24ft living room, boasting soaring ceilings, intricate original cornicing, a grand bay window bathing the room in natural light, and a striking central fireplace – a space that perfectly balances grandeur with comfort.

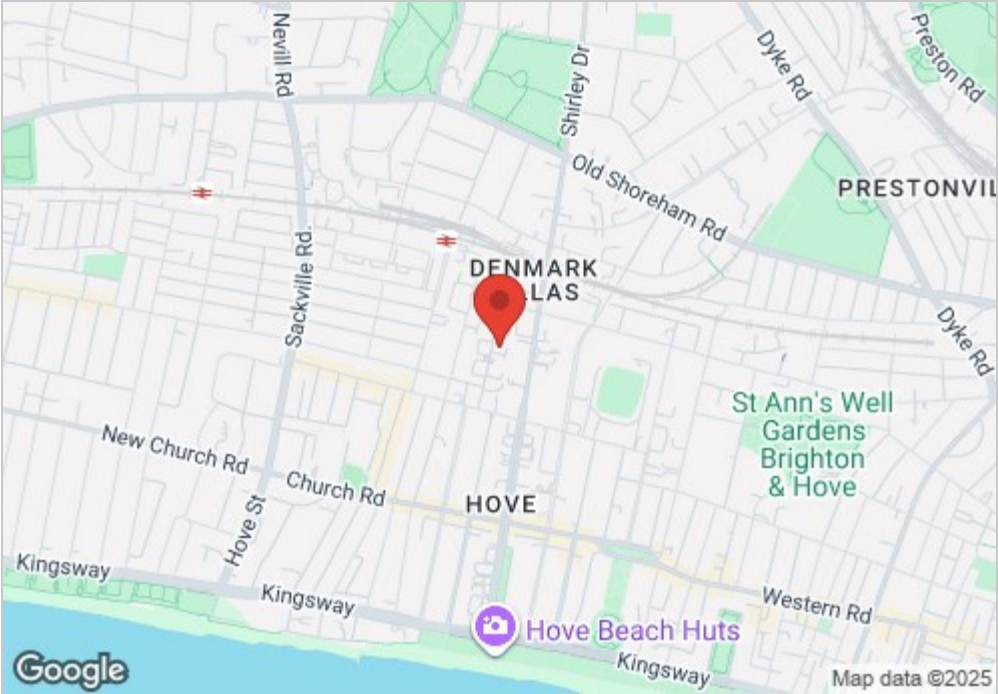
The principal bedroom is a serene retreat, generously proportioned with a second large bay window, high ceilings, and a luxurious en-suite shower room. The second bedroom is another well-sized double, ideal as a guest room or stylish home office.

The modern kitchen/breakfast room is both functional and chic, featuring sleek high-gloss cabinetry, granite worktops, and integrated appliances, with French doors leading directly to your sun-drenched private terrace. Finished with composite decking, this is the perfect spot for al fresco dining, summer barbecues, or simply unwinding in the evening sun.

Additional highlights include a contemporary family bathroom with jacuzzi bath, a separate utility room, allocated parking, and the rare advantage of a private garage – perfect for secure storage, bikes, or a second vehicle.

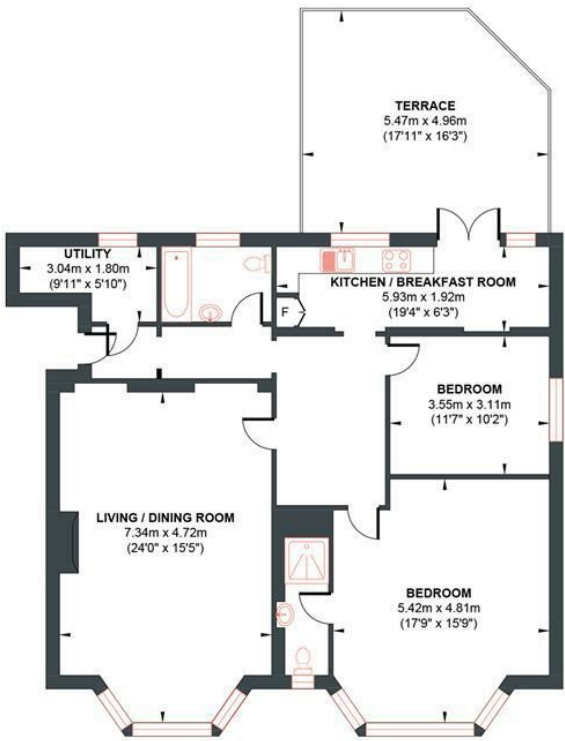
- Over 1,180 sq ft of stylish living space
- Huge 24ft living room with bay window & high ceilings
- Modern kitchen/breakfast room with granite worktops
- Elegant family bathroom with jacuzzi bath
- Allocated parking space
- Raised ground floor of a classic Victorian villa
- Two large double bedrooms including luxury en-suite
- French doors to private west-facing terrace
- Separate utility room
- Private garage – ideal for storage or a vehicle

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		
	69	79
England & Wales		
EU Directive 2002/91/EC		



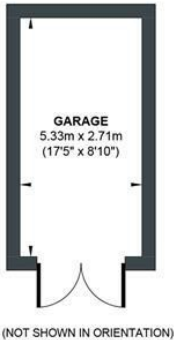
## EATON GARDENS

Approximate Gross Internal Area (Excluding Garage) = 110.33 sq m / 1187.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
1187.58 sq ft  
(110.33 sq m)



GARAGE

Approximate Floor Area  
155.43 sq ft  
(14.44 sq m)

