



Howard Court, BN3
Guide Price £275,000-295,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Howard Court, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room 644 sq ft

Skirting the South Downs National Park, Howard Court is a smart development of apartments, peacefully positioned in leafy environs of Goldstone in Hove. While sitting at the edge of the city, these generous apartments benefit from easy access into central Hove and are well-connected with excellent commuter and city centre transport links nearby.

Deceptively spacious and with easy access on the ground floor, this generous two-bedroom apartment has leafy garden views. It has been renovated throughout with a modern, neutral decoration, meaning it is ready to move straight into. With two double bedrooms and a generous living room and kitchen, it would be ideal for professionals, sharers and families alike, looking to live amongst a vibrant community with excellent schools in catchment. In addition, this flat comes with onsite parking – ideal for those commuting by car.

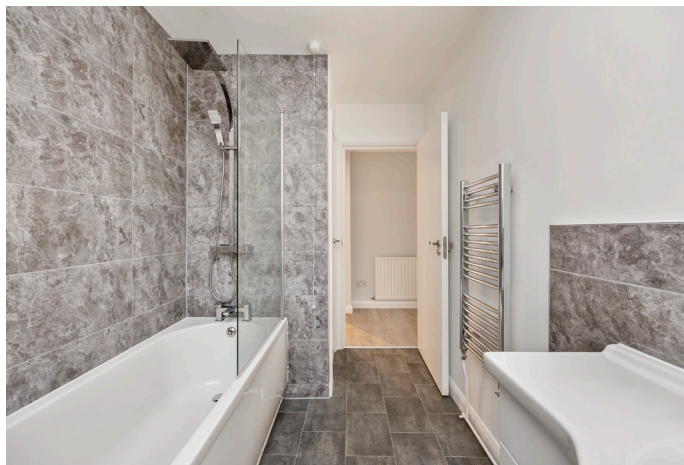
Stepping inside, it is clearly a well-maintained space with soft grey walls and pale engineered oak flooring running across thresholds into its principal rooms. At the end of the hall, the living room has ample space for larger soft furnishings alongside and dining table and chairs close to the adjoining kitchen. It feels open to the room for social occasions, yet sliding doors can divide the two rooms when needed. A wide picture window frames leafy, private views and is double glazed for added warmth and quiet.

Cleverly designed, the kitchen provides plenty of useful storage and worktops space, leaving room for a tall fridge freezer and under counter appliances, while the electric hob and ovens are integrated into a tower for easy access and cleaning.

Both bedrooms are double rooms, ideal for small families with sibling sharers, or for professionals looking for a spacious home office when working from home. Both rooms benefit from built-in wardrobes which maximise their floor space and double glazing ensures they are ultimately peaceful for sleep.

Nearby, the bathroom is classic with dark, natural stone porcelain tiling around a contemporary white bath suite. The shower sits over the bath and there is sleek storage for toiletries below the basin alongside a heated rail for towels.





OWNER'S THOUGHTS

"This is such a quiet building for working from home, and the neighbours are lovely too. Commuting is also easy as you can walk or cycle to Hove Station with ease or be out on the A23/A27 in 2 minutes. The Hove Park Run on a Saturday is great fun, and the South Downs are on your doorstep for weekend pub walks, so you really do get the best of all worlds here."

LOCATION GUIDE

Bordering the South Downs National Park

- Great transport links into the city
- Peaceful family friendly location
- Waitrose within walking distance

Education:

Primary: Hangleton Primary (outstanding), West Blatchington Primary

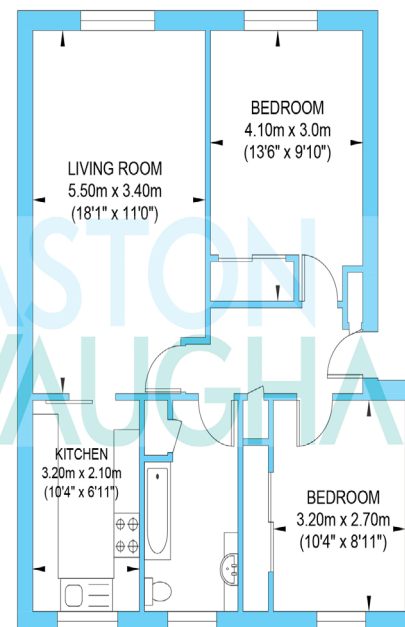
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep.

While Howard Court sits at the edge of the city, it is literally minutes from two commuter stations; Waitrose and Hove Park, so it is superbly well-connected with regular buses to take you throughout the city and beyond.

This is a hugely popular area with the South Downs National Park nearby. The city centre shopping districts and beach are also within easy reach by foot, car or bus, and this home also offers easy access to the A23/A27 which has direct and fast links along the South Coast or to the universities, airports and London.

Court Farm Road



Ground Floor
Approximate Floor Area
644.65 sq ft
(59.89 sq m)

Approximate Gross Internal Area = 59.89 sq m / 644.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.