



Somerhill Road, Hove, BN3 1RL

£450,000



Property Type: Flat

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: B

- First Floor Apartment
- Three Bedrooms
- No Chain
- Share of Freehold
- Two External Store Rooms/Cupboards
- Lovely Communal Gardens
- Great Central Location
- Close to Seven Dials and Seafront
- Moments From St Anns Well Gardens
- Close to Brighton & Hove Stations

Bright and spacious first floor apartment, offered for sale with no chain, three bedrooms and a share of freehold. Great location close to parks, schools, shops, cafes, seafront and stations.





INTERNAL/EXTERNAL

Situated in the highly sought after Park Gate development on Somerhill Road, this impressive three bedroom first floor apartment offers bright, well proportioned accommodation within walking distance of Hove and Brighton Stations, St Ann's Well Gardens, the seafront, and a wealth of local amenities.

Offered for sale with no onward chain and benefiting from a share of the freehold, this home is ideal for those seeking a spacious apartment in a peaceful yet convenient location.

The property is accessed via a well maintained communal entrance with secure entry phone system with stairs and passenger lift leading to the first floor. From the communal hallway there is access to a large walk in storeroom and a separate luggage store cupboard, all private to this apartment.

A welcoming entrance hallway provides access to all principal rooms and includes useful built-in storage.

The generous living and dining room enjoys excellent natural light through large windows that overlook the landscaped communal gardens. This bright and versatile space easily accommodates both a comfortable sitting area and a formal dining area — perfect for entertaining or family living.

Set just off the living room, the separate kitchen is fitted with a range of wall and base units offering ample storage and workspace. There is space for appliances, and the layout could easily be modernised or reconfigured to suit individual tastes.

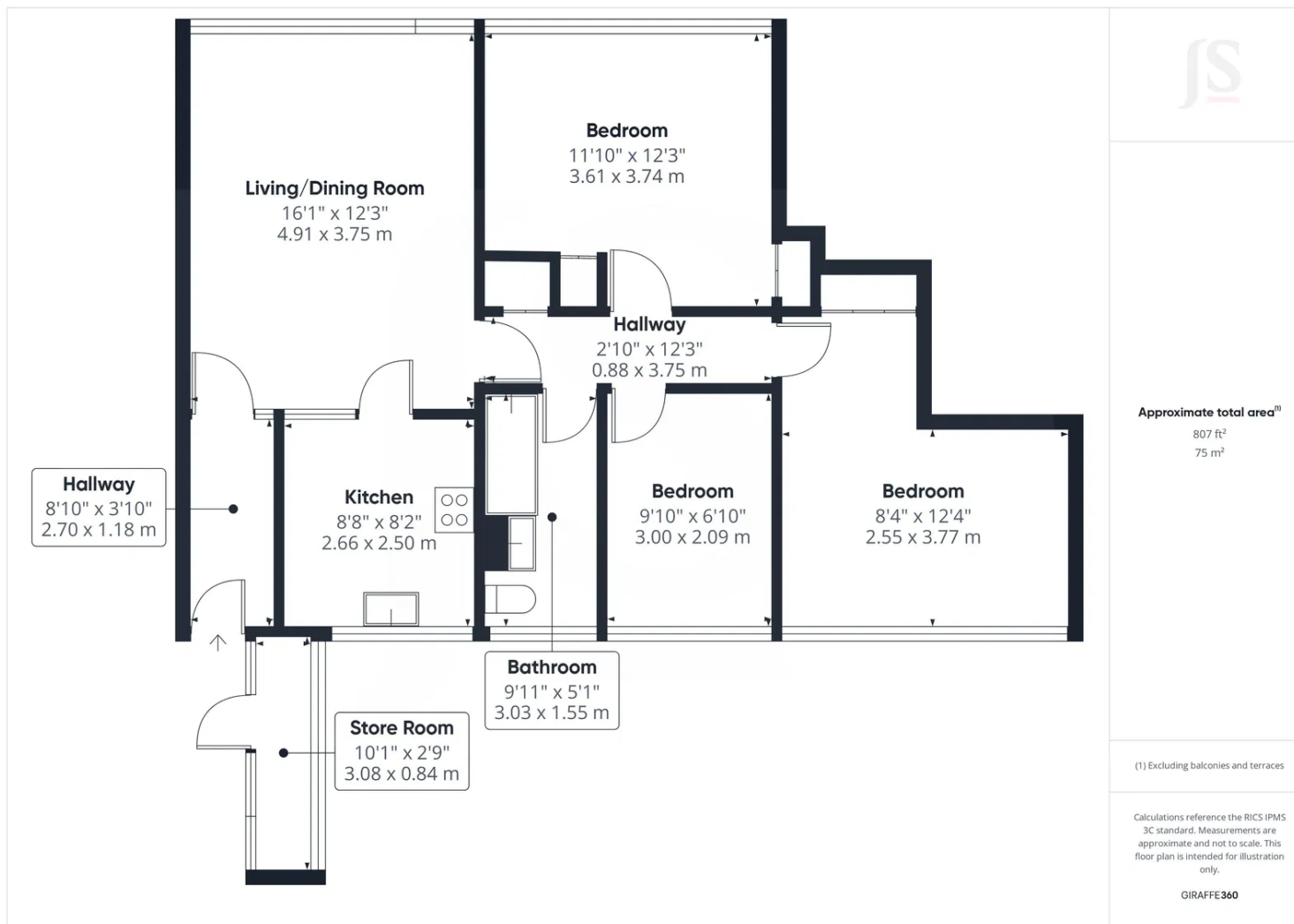
There are three well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest room. The main bedroom is a spacious double, with pleasant garden views and a built in wardrobe. The second bedroom is also a generous double, while the third bedroom provides ideal space for a children's room, study or occasional guest room. The accommodation is completed by a white family bathroom suite.

Residents of Park Gate benefit from beautifully maintained communal gardens, providing a tranquil setting with mature trees, lawned areas, and seating spots to enjoy the sunshine.

LOCATION

Park Gate occupies a prime central Hove location, close to Hove and Brighton Stations, making it perfect for commuters. The area is well served by a range of boutique shops, cafés, and restaurants along nearby Church Road and Goldstone Villas, as well as a selection of highly regarded schools.

St Ann's Well Gardens and the Hove seafront are both within easy reach, offering beautiful open spaces for recreation and leisure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.