



Eaton Gardens, Hove



Asking Price
£425,000
Leasehold

- THREE BEDROOM
- SOUTH FACING
- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- HEART OF HOVE
- MODERN FITTED KITCHEN

Robert Luff & Co are delighted to offer to market this well presented three bedroom apartment ideally situated on Eaton Gardens in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located in Eaton Court this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Entrance hall, living space, modern fitted high gloss white kitchen with freestanding appliances, three bedrooms, shower room and separate WC

**Robert
Luff & Co**
Sales | Lettings | Commercial

T: 01273 921133 E:
www.robertluff.co.uk



Accommodation

Lounge 15'09 x 11'07 (4.80m x 3.53m)

Wooden flooring, wall mounted radiator, dual aspect double glazed windows facing directly South & West, cornicing

Kitchen 11'09 x 6'05 (3.58m x 1.96m)

Solid tiled flooring, mixture of wall and base units set under granite worktop, induction hob, washing machine, fridge freezer

Bedroom One 12'04 x 11'10 (3.76m x 3.61m)

Wooden flooring, wall mounted radiator, large South facing double glazed windows, built in storage, cornicing

Bedroom Two 12'04 x 11'05 (3.76m x 3.48m)

Wooden flooring, wall mounted radiator, West facing window, cornicing, ceiling fan

Bedroom Three 15'00 x 7'03 (4.57m x 2.21m)

Wooden flooring, wall mounted radiator, large South facing windows, built in storage, cornicing

Shower Room

Tiled flooring, large walk in shower, WC, sink, heated towel rail

Separate WC

Tiled flooring, WC, feature sink

Agents Notes

Lease: 126 Years

Service Charge: £333 Per Month

Ground Rent: £60

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: C

Council Tax Band: C



Floor Plan

Approx. 78.3 sq. metres (842.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.