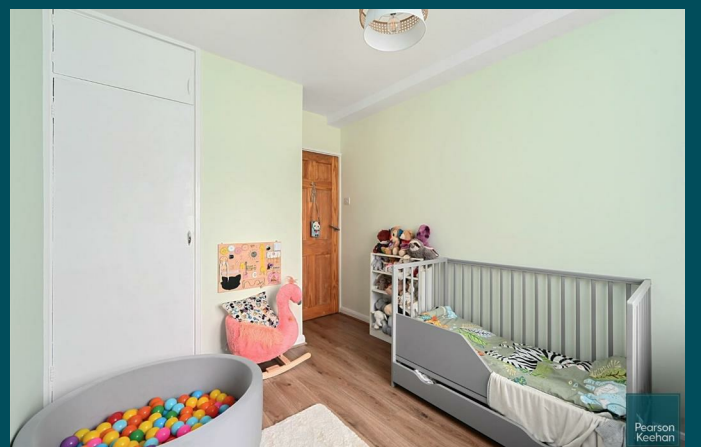




Dolphin Court, Hove Street  
Hove, BN3 2DN

Pearson  
Keehan



# 6 Dolphin Court Hove Street

Hove, BN3 2DN

**Asking price £290,000**

Situated in a prime central Hove location, this well-presented two bedroom ground floor apartment offers well-appointed accommodation and lies between the vibrant Church Road and the seafront.

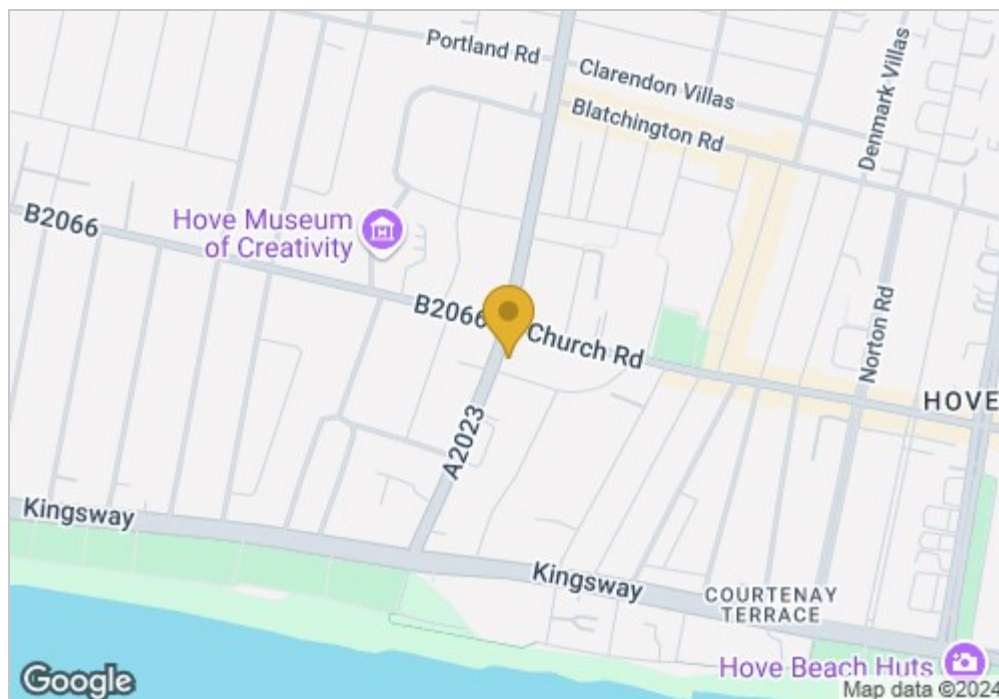
Set within a well-maintained purpose built block, the apartment offers two double bedrooms, a contemporary shower room and delightful west facing open plan kitchen/living space which showers in an abundance of natural light. This spacious living area provides the perfect place to unwind and offers access out to a west facing communal patio.

Dolphin Court is situated on Hove Street, which is just around the corner from the bustling Church Road thoroughfare, where you can enjoy a wide range of popular coffee shops, bars, restaurants, supermarkets and plenty of other conveniences. At the bottom of the road, you have Hove Beach which is just a short stroll away. The property's location means you have several excellent bus routes on your doorstep and Hove Station is approximately 0.7 miles away.

Lease length - 99 years

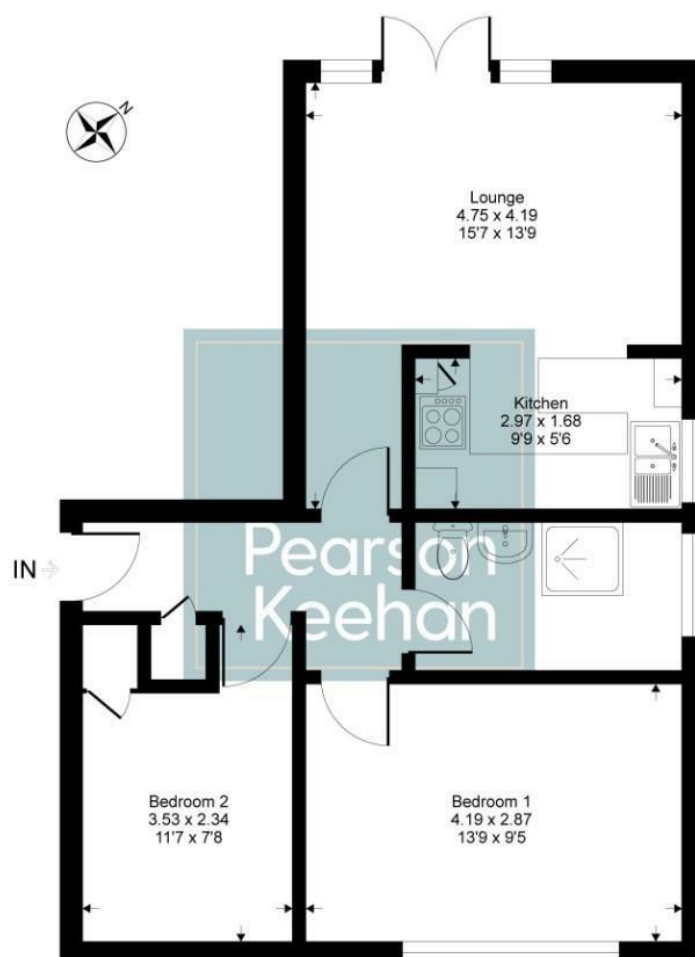
Service Charge - £2028 (includes heating and hot water)

This information has been provided by the seller. Please obtain verification via your legal representative.



## Dolphin Court, BN3

Approximate Gross Internal Area = 51.7 sq m / 557 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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