



hamlyn
smith.

Victoria Terrace, Hove, BN3 2WB

£599,950

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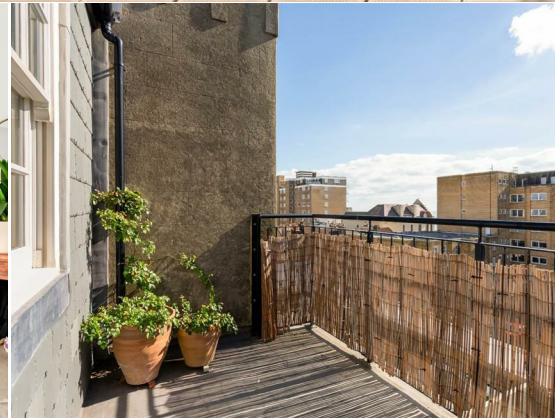
 3 Bedrooms

 1 Reception

 2 Bathrooms

A unique and beautifully presented, three-bedroom, two-bathroom, apartment in a converted historic building, with a roof terrace and balcony. Moments from the beach.

- A beautiful three bedroom apartment
- A large south facing terrace and separate balcony
- Duplex apartment with featured turret shaped living area
- Newly built with modern appliances
- Located withing a historic building on Hove Seafront
- Well maintained building with a long lease








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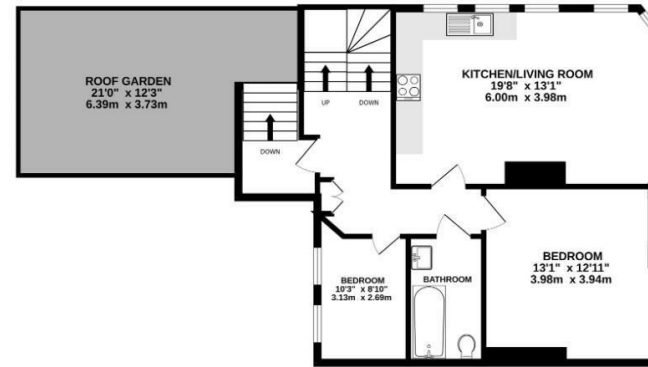
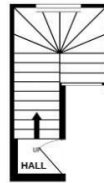
This beautiful and unusual apartment forms part of an historic building on Victoria Terrace, Hove. The property was built in 1908 and was originally the St Aubyn's Hotel, a public house and hotel owned by Tamplin's brewery. The three-storey corner building, has a prominent copper dome to the corner, with tall and elegant sash-windows and three oval windows which belong to the living room of this apartment.

The entrance to the apartment is on the first floor with stairs rising immediately to the second floor, where most of the accommodation is laid out. The living room/kitchen is at the front of the building and forms part of the building's turret, giving it a delightful shape, further enhanced by the three oval windows. On one side of the room the kitchen is laid out, with a Bosch oven and Indesit induction hob, integrated fridge and freezer and an integrated dishwasher. There is also washer / dryer located in the kitchen. In the centre of the room, there is space for a dining table, and the living area is arranged at the turret end of the room. Oak floors and fresh white walls in this room give a contemporary feel, and the oak floors continue through to the hall and stairs - The apartment benefits from a Nu-heat underfloor heating system throughout

Two of the bedrooms are located on this floor, with a large double room at the front of the flat. This room is bright and spacious, with two sash windows. There is a smaller bedroom at the rear, which also has two sash windows, and these two bedrooms are served by a contemporary-style bathroom, fully tiled in a large format tile in neutral tones, with a thermostatic shower over the bath. From the first-floor landing there is a door to the wonderful roof terrace which is over six metres long and faces south. Practical, composite decking is surrounded by frosted glass for privacy.

Climbing to the second floor you reach the principal bedroom and ensuite. This is another light, spacious and elegant room, with a generous ensuite bathroom which has a bath with an electric shower above. From the second-floor landing, a door opens to a south-facing balcony with glimpses of the sea. Both bathrooms benefit from electronically controlled heated towel rails.

There is double-glazing throughout and the property has a Worcester combi boiler.



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Victoria Terrace, Hove

FIRST FLOOR
1:24 SCALE (1:50 SCALE APPROX.)

SECOND FLOOR
1:24 SCALE (1:50 SCALE APPROX.)

THIRD FLOOR
1:24 SCALE (1:50 SCALE APPROX.)

VICTORIA TERRACE

TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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