



**hamlyn  
smith.**

Old Shoreham Road, Hove, BN3 6AL

£400,000 - £425,000



# hamlyn smith.

 2 Bedrooms

 1 Reception

 2 Bathrooms

**\*\*Guide price £400,000 - £425,000\*\*** Hamlyn Smith are delighted to present this beautifully proportioned second floor, two bedroom apartment in the prestigious Park House. This modern development is located in the highly desirable Hove Park area, conveniently positioned between Brighton and Hove city centres for easy access across the city.

- 2 Double Bedroom Apartment
- South Facing Balcony
- Allocated Parking Space
- Well Presented Throughout
- No Onward Chain









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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

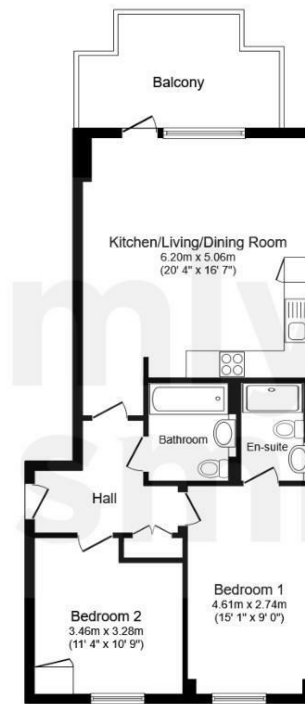
✉ hello@hamlynsmith.co.uk

Upon entering the apartment, you are greeted by a spacious entrance hall leading to an open-plan kitchen, living, and dining room. Natural light floods the space through triple-glazed doors that open onto a large south-facing balcony.

The modern kitchen features sleek, stylish countertop and ample storage space. The entire property benefits from underfloor heating and is in excellent condition. The apartment includes a fully fitted family bathroom, finished to a high standard with a bath/shower combination, WC, sink, and neutral tiled walls.

The master double bedroom is spacious and bright, featuring a window overlooking the gardens, along with an en-suite shower room. There is a second generously sized bedroom, ideal for use as a home office or nursery. Additional features of this property include an allocated underground parking space, secure bike storage, secure entry, and beautifully maintained communal gardens. Park House also boasts eco-friendly solar panels on the roof, providing energy for the communal areas.

Adjacent to Hove Park, the development offers a superb recreational space, sports facilities, a newly upgraded children's play area, and a popular café. Park House is close to local amenities and benefits from excellent commuter links via the A27 or Hove mainline station, just a 5-minute walk away.



Floor Plan

Floor area 67.5 sq.m. (726 sq.ft.)

Total floor area: 67.5 sq.m. (726 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

