



hamlyn
smith

Park View Road, Hove, BN3 7AW

Guide price
£475,000 - £500,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 2 Bathrooms

Hamlyn Smith are delighted to present this superb two-bedroom apartment with a south-facing roof terrace in the prestigious Orchard House development, overlooking Hove Park. The property has one of the larger terraces in the block and comes with two allocated underground parking spaces.

- Two bedroom apartment
- Ensuite to master bedroom
- Large sunny balcony
- Moments from Hove Park
- Secure underground parking
- Top floor
- Share of freehold
- No onward chain

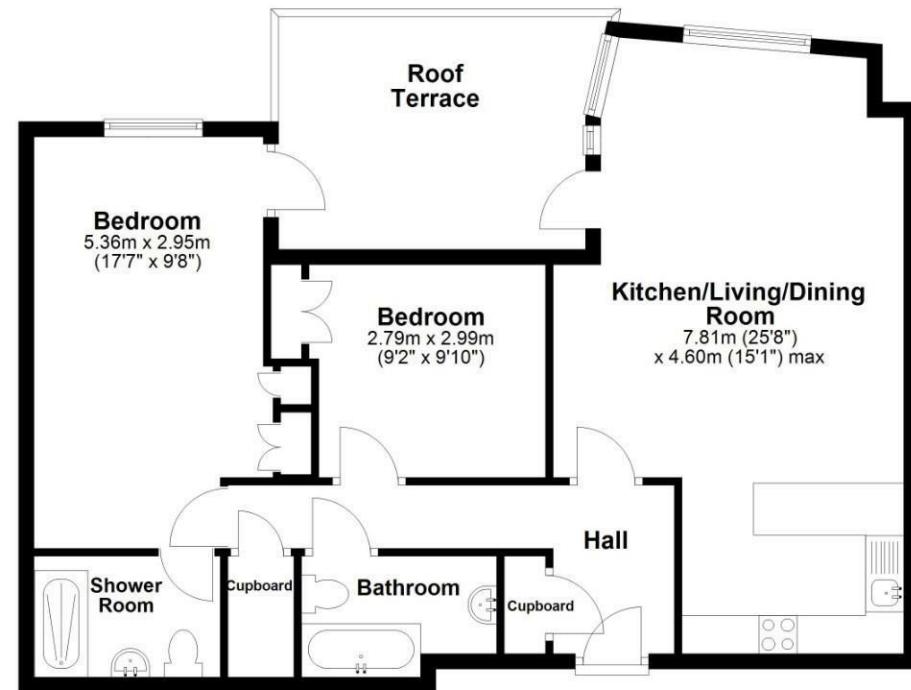




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Second Floor



Total area: approx. 75.1 sq. metres (808.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Plan produced using PlanUp.

This apartment has a prime position in highly sought-after Orchard House, a handsome red-brick development adjacent to Hove Park. In front of the building there are beautifully maintained landscaped communal gardens and from the roof terrace there are leafy views across the park.

Inside, the reception spaces are open-plan, with a spacious living and dining area that opens directly onto the roof terrace. At the other end of the room, in a clearly defined area of its own, is a Paula Rosa kitchen. Altogether, this impressive space extends over seven metres in length. The kitchen has integrated appliances including an electric fan oven, gas hob with cooker hood, fridge-freezer, washing machine and freestanding dishwasher.

The principal bedroom is another generous and light-filled space, measuring over five metres in length, with a south-facing window and direct access to the terrace. It has built-in wardrobes and an en suite shower room, fitted with a thermostatic shower with rainfall and handheld heads, a modern basin and WC, and finished with large-format wall tiles in a neutral palette.

The second double bedroom also has a south-facing window and built-in wardrobes. It is served by the main bathroom, which is fitted with a contemporary suite including a bath with overhead shower and a chrome towel radiator.

The roof terrace is a real highlight – south-facing, with stylish decking, glass balustrades, outdoor lighting and ample space for dining and entertaining.

Hove Park, which spans almost 40 acres, is only moments from the doorstep. It is home to fitness events and park runs, tennis courts, a 3G football pitch, basketball court, table-tennis tables, a climbing rock, an outdoor gym and a children's playground. There are also peaceful lawns shaded by mature trees, and a popular café for coffee and cake. Orchard House is well positioned for Hove Station, with direct services to London Victoria and Littlehampton, and there is quick access by car to the A27 and A23 for routes out of the city.

