



hamlyn
smith.


Orchard House, Park View Road, Hove, BN3 7AW

OIEO £400,000

hamlyn smith.

 2 Bedrooms

 1 Reception

 2 Bathrooms

Hamlyn Smith are delighted to offer this very well presented two-bedroom luxury apartment in Orchard House, perfectly positioned beside the much-loved Hove Park.

- Two bedroom apartment
- Balcony
- Two bathrooms
- Secure underground parking
- Moments from Hove Park
- Exclusive modern development
- No onward chain
- Share of freehold







hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

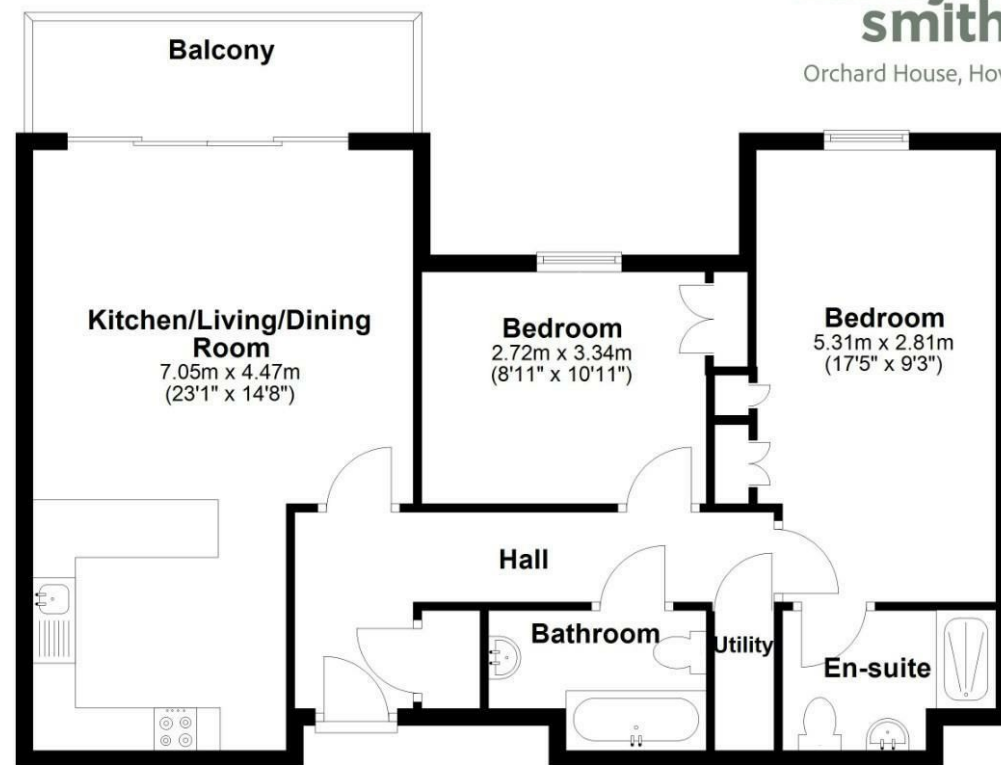
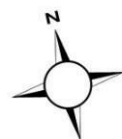
On entering, you are welcomed by a spacious hallway with a generous walk-in cupboard, ideal for coats, shoes, and additional storage. The living room provides a feeling of tranquility and calm with wide sliding glass doors that open onto the balcony, creating a wonderful sense of space.

The contemporary fitted kitchen is stylish and practical, featuring a stainless steel splashback, extractor hood, gas hob with electric oven and grill, as well as integrated appliances including a fridge/freezer and dishwasher.

Both bedrooms are well-proportioned doubles – a rare find in the area. The impressive master suite boasts an en-suite shower room with a double shower, extensive built-in wardrobes, and ample room for further furnishings. The second bedroom, also a comfortable double, benefits from fitted storage that maximises floor space.

The main bathroom is fully tiled and fitted with a panelled bath and shower attachment, WC, wash basin, and heated towel rail. Additional features include a secure allocated underground parking space, making this an outstanding home in both style and convenience.

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.



Total area: approx. 72.1 sq. metres (775.7 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.

