



hamlyn
smith.


Fonthill Road, Hove, BN3 6HZ

£325,000 - £350,000

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 2 Bedrooms

 2 Receptions

 1 Bathroom

Guide Price £300,000 - £325,000
Hamlyn Smith are delighted to present this immaculate two-bedroom ground-floor apartment, just a few minutes' walk from Hove Park. The apartment has been completely refurbished throughout and includes a private garden.


- 2 Bedroom Apartment
- Garden
- Recently Renovated Throughout
- Open Plan Kitchen/Living Room
- Sun Room Overlooking Patio Garden
- High Specification
- On Onward Chain
- Share Of Freehold





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Fonthill Road, Hove

The property forms part of an attractive square-bay building on Fonthill Road, set back behind a small front garden. The private entrance opens into a long hall with sight-lines running the entire length of the property to the garden. The hall is decorated in fresh white, with brand-new wooden doors and matte black hardware. From here, you can access two bedrooms and a shower room on the left.

At the front, with a square bay, is the first of two bedrooms, decorated in white and newly carpeted, with a designer radiator and spotlights. The principal bedroom is a spacious double, also with new carpet and a vertical designer radiator. This room has a window onto the side return of the building.

Conveniently positioned, between the two bedrooms, and accessed from the hall, is a spectacular wet room with large-format marble-effect tiles and brushed brass fittings, including a thermostatic shower with both rainfall and handheld heads. A wall-hung vanity unit incorporates a modern rectangular basin with storage beneath and a brass pillar tap. There is also a wall-hung WC and a matte black towel radiator.

Continuing down the hallway are two extremely spacious storage cupboards with built-in lighting. At the back of the property, through a part-glazed door, is a large open-plan area with three distinct zones. First is a living area with a side window and a black vertical designer radiator. Beyond this is a stunning new kitchen with blue-grey gloss cabinetry and a white sink with drainer and flexible-hose tap. Integrated appliances include an electric oven and hob with extractor hood, and a fridge freezer. One of the kitchen cabinets neatly houses the Alpha E-Tec Plus 28NX combination boiler.

Past the kitchen is a dining room with an entire wall of glazing, consisting of a door and two windows overlooking the garden. A rooflight makes this an exceptionally light and airy space. The small garden is a blank canvas – neat and tidy – and could become a delightful outdoor space with the addition of pot plants, outdoor furniture, and climbing shrubs. The property has been finished to a high standard and is ready for you to add your homely touches and make it your own.

Fonthill Road is a residential street in a sought-after area of Hove. This enclave, just north of Hove station, is ideal for commuters and well positioned not only for the station but also for quick access by car to Old Shoreham Road, the A27 and the A23.

Natural Fit private health club is just across the street. Housed in a converted church, it has gym, swimming, and spa facilities. Hove Park, covering almost 40 acres, is only a few minutes' walk away. Numerous fitness events and park runs take place here, and there are tennis courts, a 3G football pitch, a basketball court, table-tennis tables, a climbing rock, and an outdoor gym. Alternatively, you can relax on the grass beneath one of the beautiful trees, or enjoy coffee and cake at the popular café.



Ground Floor



Total area: approx. 52.7 sq. metres (567.6 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.
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