



Park House, Hove Park Gardens, Hove BN3 6AJ

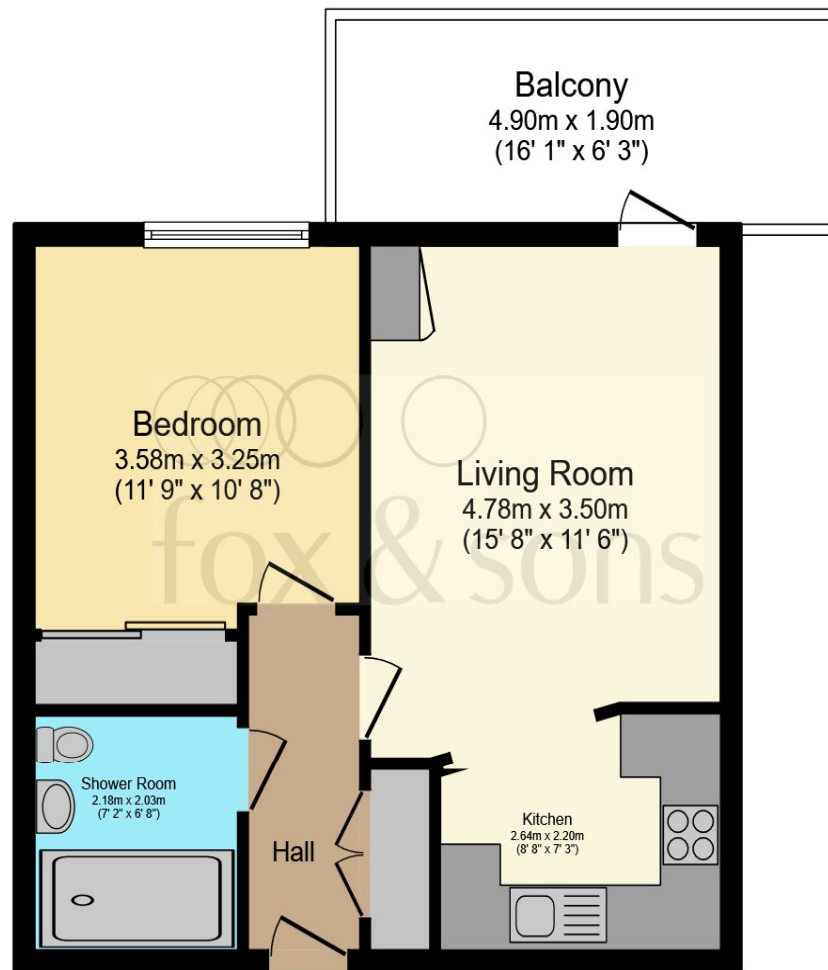
Spacious one bedroom, one bathroom flat, with an open-plan kitchen and living room space, with an outdoor balcony space, located in Hove Park Gardens as part of the prestigious Park House development.

welcome to

Park House Hove Park Gardens, Hove

This well-designed home, which was finished in 2015, offers modern comfort in a prime location across from the verdant Hove Park and Hove Recreation Ground. With tennis courts, football fields, rugby pitches, and a lovely children's playground right outside your door, you can live a lifestyle surrounded by greenery here. This stunning second floor apartment has a spacious double bedroom with fitted wardrobes and large glass windows, a spacious bathroom with a large shower, and a lovely open-plan kitchen and living room area. The apartment also includes a private balcony area looking onto local greenery, allowing for large amounts of natural sunlight. Additional benefits include designated off-street parking, safe and easy access to your home, and use of a lovely, shared garden. The flat is in prime location, only a short walk from the busy stores, cafes, pubs and restaurants on Church Road and George Street, and Hove's train station. The best of both worlds is provided by this highly sought-after location: a tranquil residential setting mixed with the lively energy of Hove's social and cultural scene.





Total floor area 44.9 sq.m. (484 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

welcome to

Park House Hove Park Gardens, Hove

- LARGE DOUBLE BEDROOM
- LARGE BATHROOM AND SHOWER
- OPEN-PLAN KITCHEN AND LIVING ROOM AREA
- PRIVATE BALCONY
- ALLOCATED UNDERGROUND PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 161.41

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRH109822



Property Ref:
CRH109822 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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