

## 40 Southdown House, Hove, BN3 1RW

### Price **£950,000** Leasehold

Elliotts are delighted to offer for sale this LUXURY PENTHOUSE apartment with breathtaking PANOROMIC VIEWS over Hove, with DIRECT LIFT ACCESS into the apartment, whilst having feature OPEN-PLAN LIVING spaces, THREE BEDROOMS, THREE EN-SUITE BATHROOMS and THREE FEATURE ROOF TERRACES.



2 Church Road, Hove BN3 2FL

**T: 01273 773399**

E: [hove@elliottsestateagents.co.uk](mailto:hove@elliottsestateagents.co.uk)

[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)

Registered No 2829245

Registered Office:

2 Church Road, Hove BN3 2FL



Southdown House was built around 2008 and has all of the attributes you would expect of a modern block, including secure underground car parking and an on-site gym. One of the key advantages of this flat, is that unlike many penthouses in the Hove area, the lift travels to this floor and gives direct access into the flat itself.

Accommodation is versatile in layout, with an emphasis on large, open entertaining spaces which includes a huge kitchen/dining area with a big centre island, plus an equally spacious main living room. Both rooms provide access out onto the full length glazed sun room, which is in effect a third reception room, and this room provides access out onto a long balcony, with the sun room having access onto an additional breakfast balcony as well.

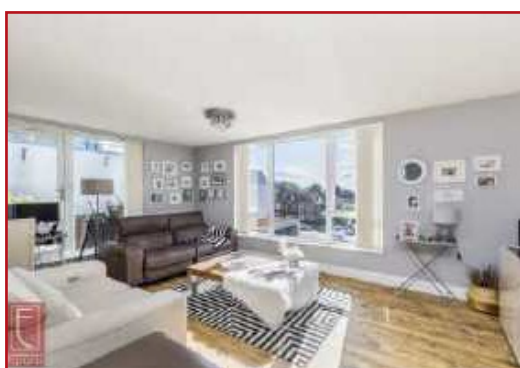


There are three bedrooms, all with good storage, with both the main bedroom and the guest room having en-suites, the third bedroom is currently used as a large dressing room but would easily be utilised as an additional bedroom, or a home study if required. There is also a main bathroom, plus within the hallway which is in itself spacious, there are huge built-in wardrobes.

On your doorstep is the gorgeous St Anne's Wells Gardens along with both Brighton and Hove Station being within easy reach for the London commuter. The beach is in close proximity as well as the busy café and restaurant culture of Western Road.



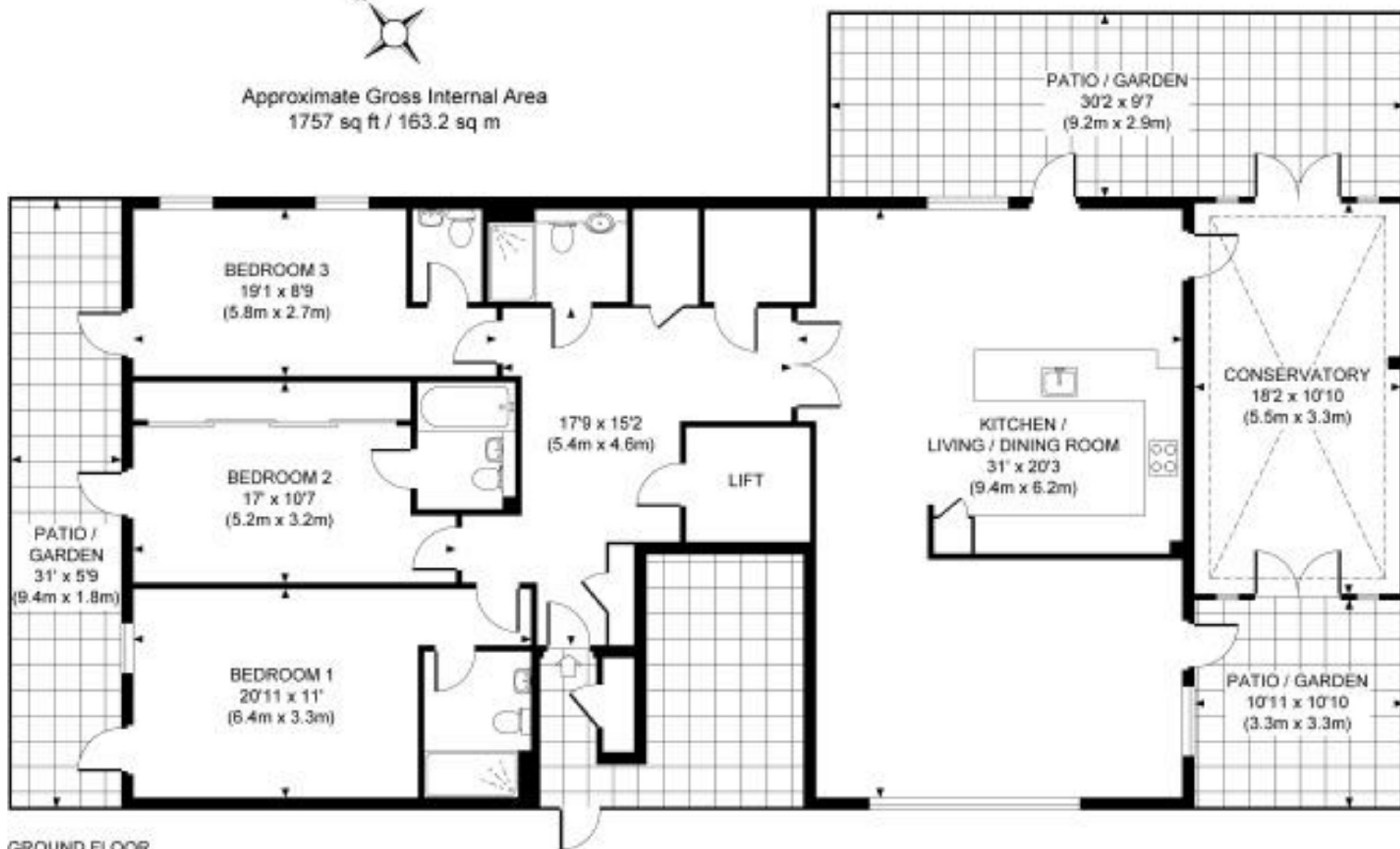
- **Magnificent Views**
- **Three Terraces / Balconies**
- **Immaculately Presented**
- **Lift Directly into Flat**
- **On-Site Gym**
- **Large Living Spaces**
- **Three Bedrooms**
- **Secure Car Parking**
- **Three En-Suite Bathrooms**
- **Immaculately Presented**







Approximate Gross Internal Area  
1757 sq ft / 163.2 sq m



GROUND FLOOR

