



**Beta House, St Johns Road Hove, BN3 2FX**  
Guide Price Of £450,000- £475,000

# Beta House, St Johns Road Hove, BN3 2FX

A two bedroom apartment on the first floor of an attractive period building located between Church Road and Hove seafront.

Welcome home to Beta House, a prime location to experience the best that Hove has to offer. Situated on the first floor of this contemporary red brick building, this meticulously designed two-bedroom apartment is the epitome of modern living. With its sleek finishes, spacious layout, and enviable location, this property is an exceptional investment opportunity.

The apartment spans an impressive 78m<sup>2</sup> / 839.5 ft<sup>2</sup>, offering ample living space for your comfort and convenience. As you enter, you are greeted by a welcoming hallway leading to all the key areas. The open plan living space is the heart of the home, where you can relax and entertain with ease. The stylish kitchen seamlessly blends practicality and aesthetics, featuring modern appliances and ample storage solutions. As you unwind in the cosy living area, gaze out the window to watch the world go by.

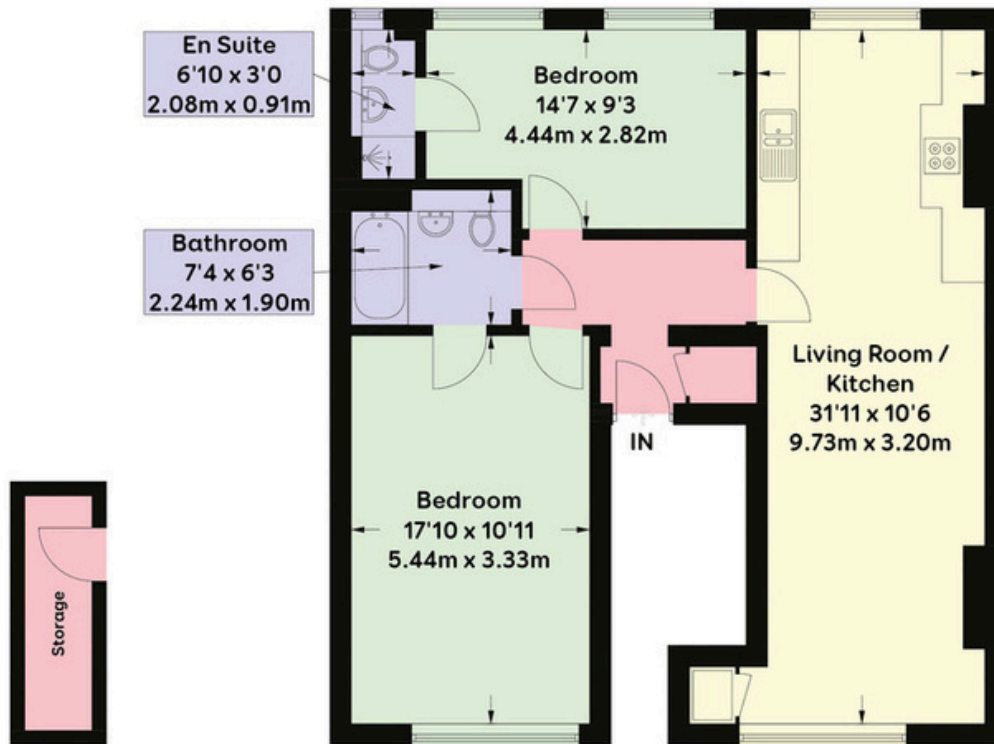
The master bedroom is a true retreat, boasting elegance and tranquillity. It offers ample space for a king-size bed, a dedicated en-suite bathroom, and generous built-in wardrobes. The second double bedroom is equally as impressive, perfect for guests or as a home office. Both bedrooms are flooded with natural light, creating an inviting atmosphere throughout.

The property also features a well-appointed family bathroom, complete with contemporary fixtures and fittings. Imagine relaxing in a luxurious bath after a long day or enjoying a refreshing shower in the morning – the choice is yours. For your convenience, there is also a ground floor storage cupboard, providing additional space for stowing away belongings.

Beta House is exceptionally located, mere moments away from the picturesque seafront. Enjoy leisurely walks by the beach, soak up the sun, or indulge in water sports all within walking distance from your doorstep. The vibrant atmosphere and amenities of Hove city centre are also just a stone's throw away, offering an array of cafes, restaurants, shops, and entertainment options.

This apartment offers a share of freehold, ensuring complete peace of mind and secure ownership. With its desirable location and contemporary design, it is an irresistible investment opportunity. Whether you are a first-time buyer, looking for a stylish second home, or searching for a lucrative rental property, this apartment ticks all the boxes.





**Ground Floor**  
(Not Shown In Actual Location / Orientation)

**First Floor**  
**839 sq ft / 78.0 sq m**

**APPROXIMATE GROSS INTERNAL AREA = 818 sqft / 76 sqm**

(EXCLUDING LIMITED USE AREA / STORAGE)

**APPROXIMATE GROSS INTERNAL AREA = 872 sqft / 81.1 sqm**

(INCLUDING LIMITED USE AREA / STORAGE)

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	83 B

**Agents Notes**

Tenure Share of Freehold  
999 Year Lease Term From 2011  
Ground Rent- £0  
Service Charge- Approx. £495.00 per annum  
Council Tax Band C



**Please note:**

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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