



Eaton Gardens, East Sussex, BN3 3TP £1,400 PCM

PS&B are delighted to present this BEAUTIFULLY PRESENTED one double bedroom ground floor flat, forming part of an elegant period conversion and finished to an exceptionally high standard throughout, while retaining a wealth of stunning original features.

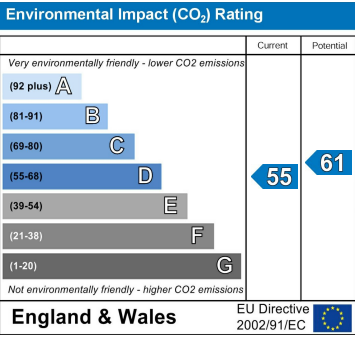
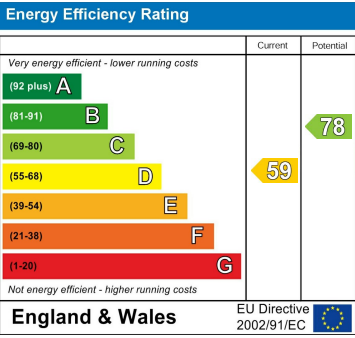
The property offers a SPACIOUS AND BRIGHT west-facing living room, enhanced by large bay windows, high ceilings, attractive wooden flooring, and a charming feature fireplace, creating a stylish yet characterful living space. The contemporary kitchen is well-equipped with an electric oven and hob, integrated fridge, and plentiful cupboard space.

The GENEROUSLY SIZED double bedroom provides built-in storage units, including one with plumbing for a washing machine, offering flexibility and convenience. A modernised full-suite bathroom features a luxurious waterfall shower over the bath and benefits from underfloor heating for added comfort.

Additional highlights include gas central heating and an enviable location close to Hove Station, making it ideal for commuters, as well as being within easy reach of a range of local amenities and the seafront.

Offered unfurnished and available for immediate occupancy.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent