



## 2 DOLPHIN COURT HOVE STREET HOVE, BN3 2DN

£1,250

Pet friendly!

Nestled in the heart of Hove, this modern one-bedroom ground floor apartment offers a delightful living experience in a prime location. The property comprises a large double bedroom with fitted wardrobes, modern shower room, and a large open plan integrated kitchen lounge diner with patio doors directly onto a south facing communal terrace.

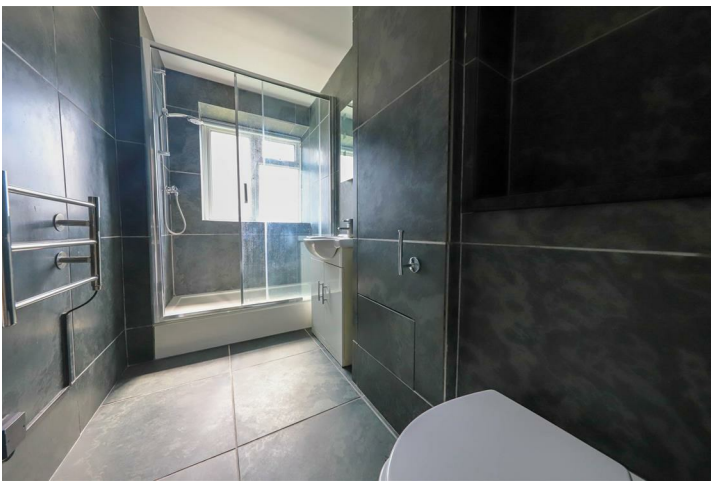
The flat is conveniently situated within walking distance to Hove seafront and the picturesque Hove Lawns, allowing residents to relish the coastal lifestyle.

In addition to its enviable location near the beach, this property is surrounded by a vibrant array of cafes, restaurants, bars, and local amenities, all just a stone's throw away.

The property is unfurnished and is available now.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS













Dolphin Court

Total Area: 48.0 m² ... 516 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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