



Eaton Road, Hove, BN3 3PJ
£250,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A unique one-bedroom flat occupying part of the lower ground floor of this beautiful period detached building, situated in this extremely central and sought-after location. With its private entrance, south-facing garden, and further excellent sized storage area, the property is a rare find and early inspection is highly recommended.





Further Information

The property greatly benefits from its own entrance, leading into the good-sized hallway. From here, there is an excellent sized lounge with bay window, kitchen, bedroom, and bathroom. The property also boasts an internal hallway, with further separate private access from the front of the property leading directly to the south-facing garden - ideal for transporting bikes/surf boards etc. From the garden, there is also an excellent sized storage area.

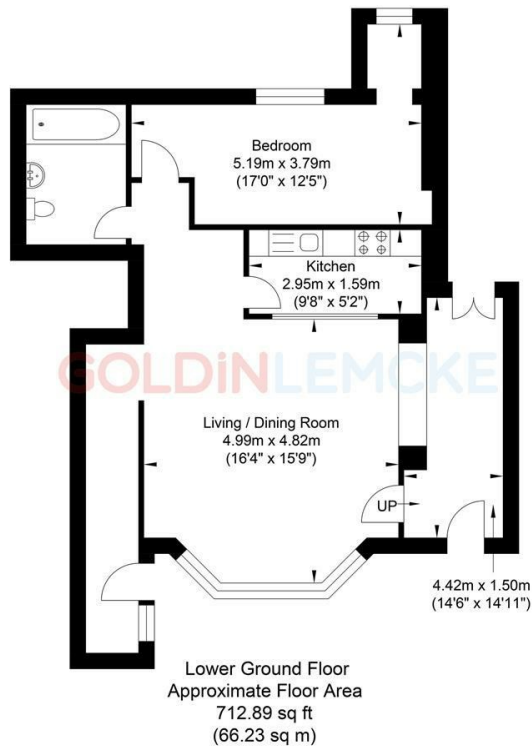
Eaton Road is situated in this prime residential location, close to the shops, cafes, and restaurants of Church Road and just a short walk from Hove Lawns and seafront. For commuters, Hove Station is within easy reach, with regular services to Brighton and London. The area is also well-served by local bus routes, ensuring quick access to central Brighton and surrounding areas. With its tree-lined streets, proximity to excellent schools, and a strong sense of community, Eaton Road is an ideal location for families and professionals alike.



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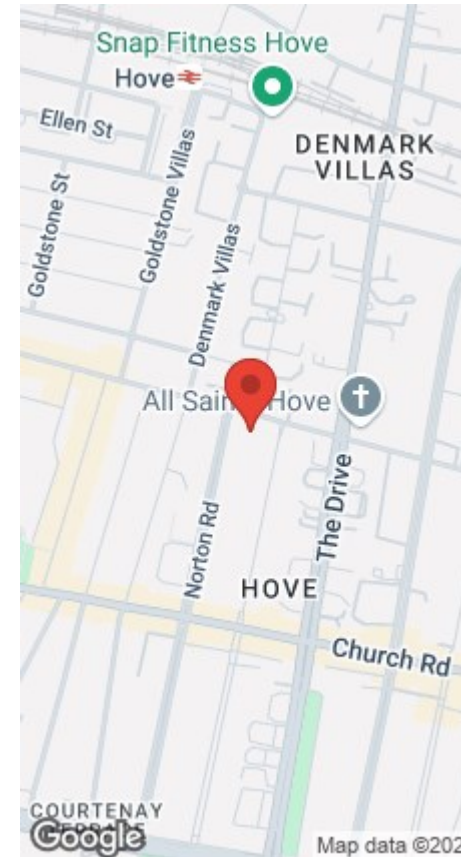
Eaton Road



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Approximate Gross Internal Area = 66.23 sq m / 712.89 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.