



Ashdown, Eaton Road, Hove, BN3 3AR
£300,000 - £325,000 Guide



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Ashdown, Eaton Road, Hove, BN3 3AR

£300,000 - £325,000 Guide

An exceptionally spacious two-bedroom flat, occupying part of the second floor of this popular and well-maintained purpose-built block, backing onto Hove Cricket Ground.

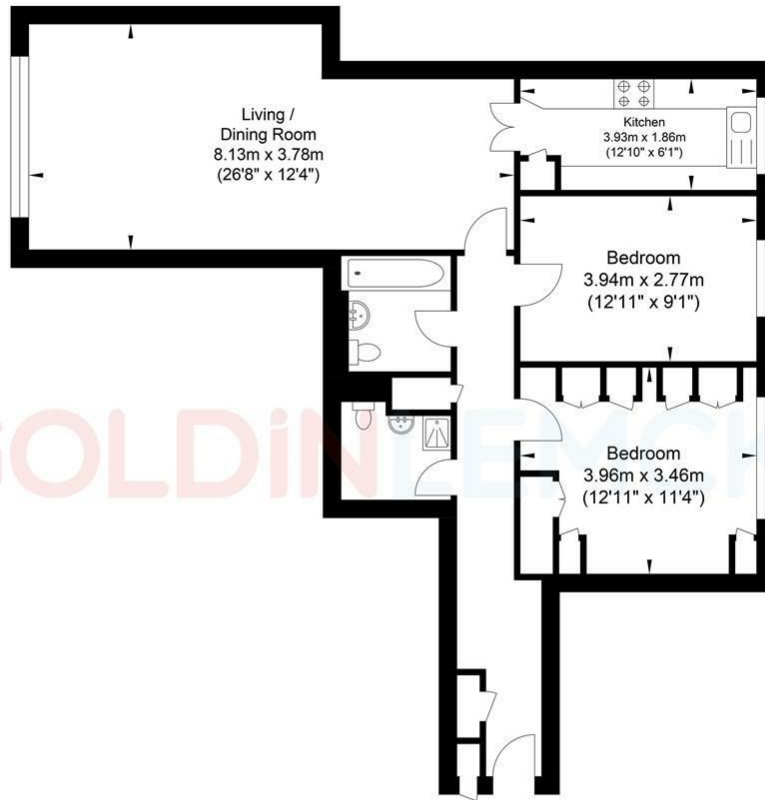




Further Information

The building benefits from a caretaker, communal laundry room, and access to a south-facing roof terrace. The flat enjoys a favoured southerly aspect and offers a bright, well-proportioned living/dining room, two double bedrooms, kitchen, bathroom, and separate shower room. Internal viewing is highly recommended.

Ashdown is ideally positioned in the heart of Hove, moments from Hove mainline station - perfect for commuters - and within easy reach of the seafront and promenade. Church Road and George Street are both close by, offering an excellent choice of independent cafés, bars, restaurants and local shops. There are also several green spaces and recreational spots nearby, including St Ann's Well Gardens, along with regular bus routes providing easy access across the city.

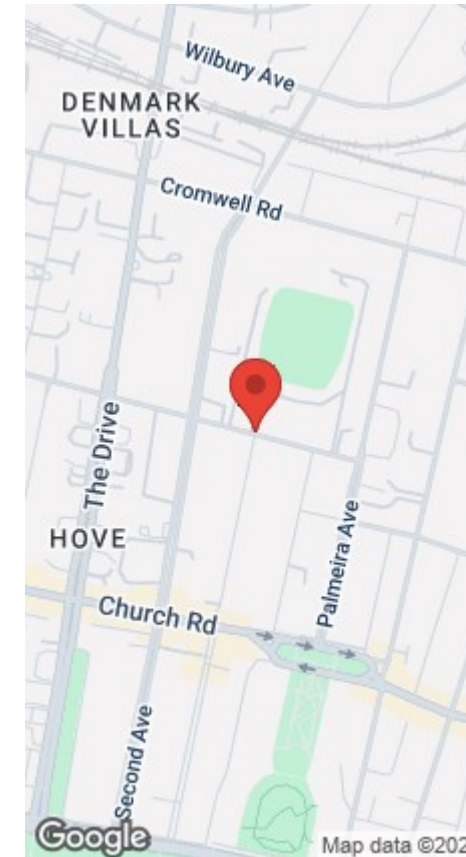


Approximate Floor Area
856.59 sq ft
(79.58 sq m)

Approximate Gross Internal Area = 79.58 sq m / 856.59 sq ft

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

Copyright GDImpact 2021



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
EU Directive 2002/91/EC		

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002