



**Flat 2, 25 Fonthill Road, Hove, BN3 6HB**

**£285,000**

**Milton.**  
RESIDENTIAL



Ideally positioned just a five-minute walk from Hove Railway Station and moments from Hove Park, this beautifully presented two-bedroom first-floor flat combines period character with contemporary styling in one of Hove's most convenient and sought-after locations.

Accessed via its own private entrance, the property immediately feels bright and welcoming. High ceilings and large windows throughout create an impressive sense of space, while the bay-fronted living and dining room is flooded with natural light and provides an excellent space for both relaxing and entertaining. The open-plan layout comfortably accommodates a dining table, making it equally suited to everyday living and hosting friends and family.

The current owners have significantly enhanced the property, creating a home that is ready to move straight into. Particular attention has been given to the recently refurbished bathroom, finished in a contemporary style, while characterful reclaimed cast-iron radiators add warmth and personality.



The master bedroom is a generous double, while the second bedroom is also a genuine double room with ample space for a bed, wardrobe and additional furniture, making it ideal as a guest room, home office or nursery.

Fonthill Road remains one of Hove's most desirable residential addresses, offering the perfect balance of convenience and lifestyle. Hove Station provides direct links to London in around an hour, while Hove Park at the end of the road offers the ideal place for a morning coffee, weekend stroll or evening run. Church Road's independent cafés, restaurants and shops, together with the seafront, are all within easy reach.

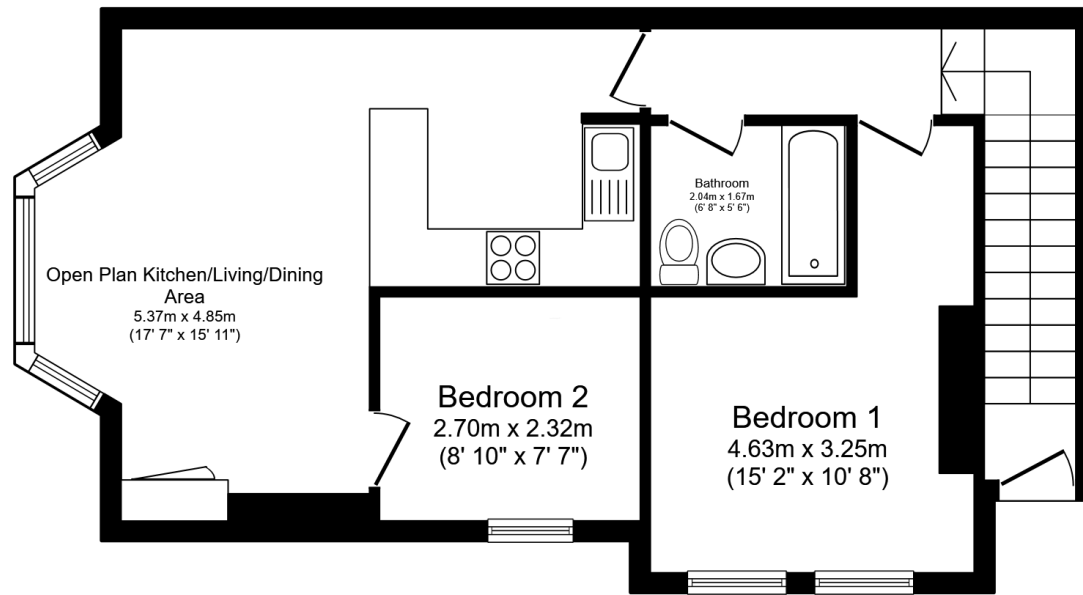
A beautifully finished home offering space, character and an exceptional Hove lifestyle.

- **Beautifully Presented Two Bedroom First Floor Flat**
- **Just A Five-Minute Walk To Hove Railway Station**
- **Two Genuine Double Bedrooms**

- **Bay-Fronted Living/Dining Room Filled With Natural Light**
- **Moments From Hove Park And Local Amenities**
- **Long Lease With Approx.115 Years Remaining**



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Floor Plan

Total floor area: 54 sq.m. (581 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Lease information

- 125 years from 2015 (approx. 115 years remaining)
- Service Charge – ad-hoc
- Ground Rent – £175 per year

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