

Eaton Gardens, Hove

Offers in Excess of £230,000



- Delightful top floor one bedroom apartment in a very well maintained purpose built block
- Modern fitted kitchen and bathroom
- Bright and spacious lounge
- Located in central Hove
- Chain Free



This charming top-floor one-bedroom apartment is situated in a well-maintained purpose-built block in central Hove, offering convenient access to a variety of local amenities and just a short distance from Hove mainline station.

The apartment is in good decorative order, featuring a modern fitted kitchen and a stylish bathroom. The spacious lounge provides a welcoming space for relaxation and entertaining. This property is an excellent opportunity for both first-time buyers and investors, as it comes with the added benefit of no onward chain.



Accommodation

TOP FLOOR FLAT

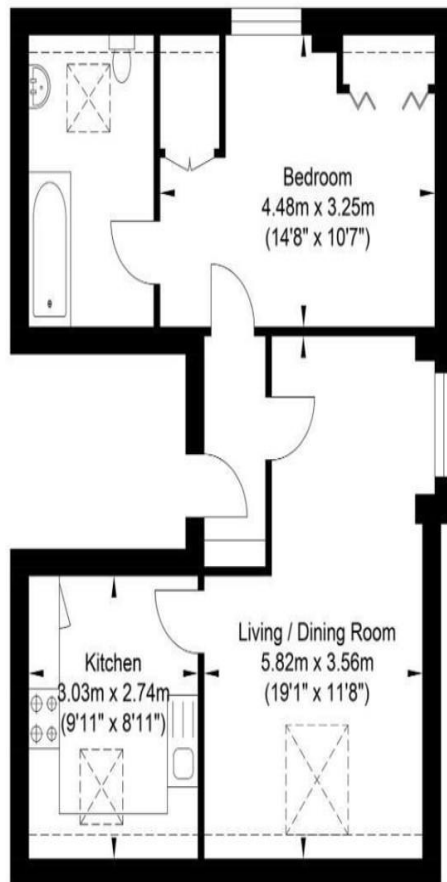
LIVING/DINING ROOM
19' 1" x 11' 8" (5.82m x 3.56m)

KITCHEN
9' 11" x 8' 11" (3.02m x 2.72m)

BEDROOM
14' 8" x 10' 7" (4.47m x 3.23m)

BATHROOM

Eaton Gardens



--- Restricted Head Height

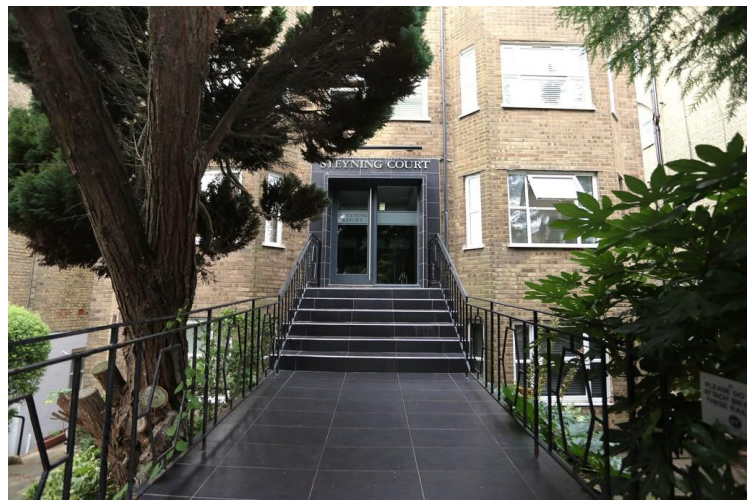
Top Floor Flat
Approximate Floor Area
559.40 sq ft
(51.97 sq m)



Approximate Gross Internal Area = 51.97 sq m / 559.40 sq ft

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





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		

Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk