# 114 Ashdown Eaton Road

Hove, BN3 3AR

## Asking price £350,000

Occupying an enviable fifth-floor position, this spacious two-bedroom apartment offers approximately 866 sq ft of well-proportioned accommodation, together with wonderful far-reaching views overlooking the Sussex Cricket Ground.

The property enjoys a particularly generous layout, with a large living and dining room forming the main hub of the home. Measuring over 26ft in length, this impressive space provides ample room for both comfortable seating and dining, while the large picture window makes the most of the elevated outlook and brings plenty of natural light into the room.

The separate kitchen is well arranged and benefits from a lovely open outlook, with a range of fitted units and useful worktop space. There is also scope for a new owner to update and personalise the kitchen to suit their own taste and requirements.

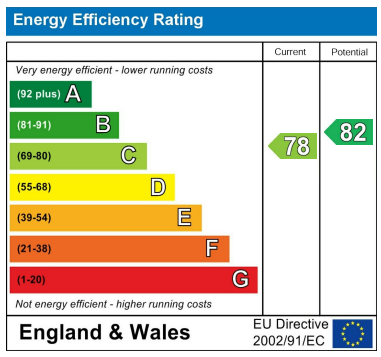
Both bedrooms are well proportioned, with the principal bedroom offering generous floor space and fitted storage. The second bedroom is also a good size and would work equally well as a guest bedroom, home office or additional living space.

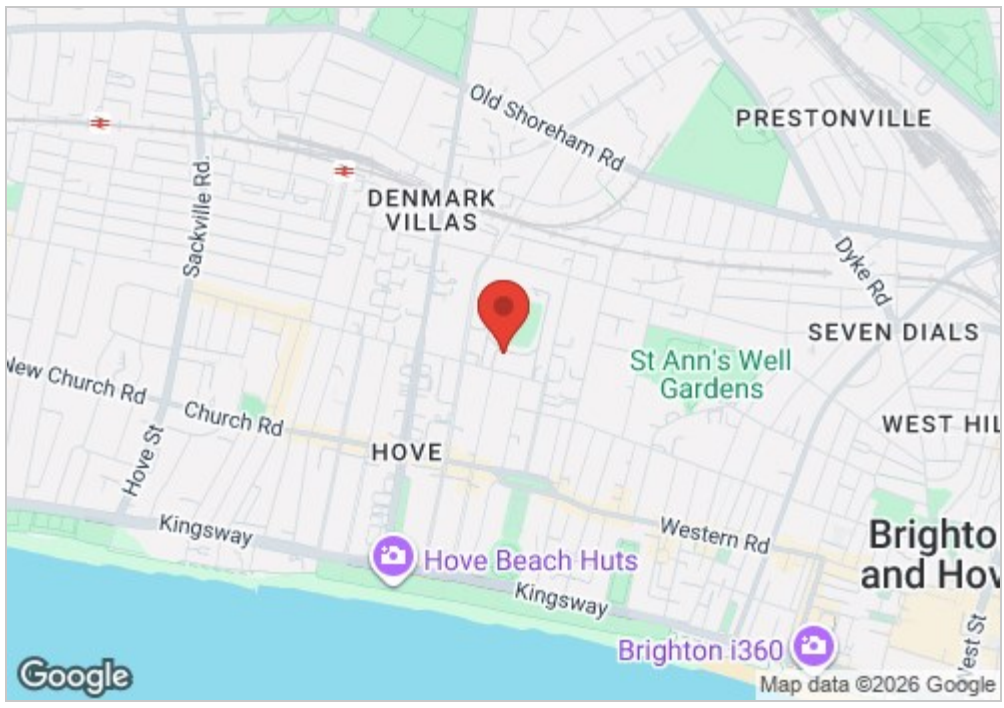
The apartment benefits from two bathrooms, adding excellent practicality for both residents and guests. A welcoming entrance hall provides access to all principal rooms and includes useful storage.

The elevated position is a particular highlight, with the apartment enjoying open views across the Sussex Cricket Ground and surrounding Brighton skyline. The outlook gives the property a wonderful sense of space and is something that can be appreciated from several rooms.

While the property would benefit from some updating, it offers an excellent opportunity to create a stylish and comfortable home in a well-established residential development. The generous proportions, fantastic outlook and versatile accommodation provide an excellent foundation for modernisation.

- Fifth-floor apartment
- Two bedrooms
- Wonderful views over Sussex Cricket Ground
- Separate fitted kitchen
- Excellent scope to modernise
- Approximately 866 sq ft
- 26ft living/dining room
- Plenty of natural light
- Two bathrooms
- Council Tax D. Lease Remaining 990 yrs. Management Charge £686.55



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