



Eaton Road, Hove, BN3 3PJ  
**£295,000**



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Eaton Road, Hove, BN3 3PJ

**£295,000**

A superb one-bedroom flat occupying the lower ground floor of this attractive detached period building, situated in this extremely central and sought-after location. The property has been newly refurbished throughout to an extremely high standard and greatly benefits from its own private street entrance, a south-facing garden, and excellent storage space.





## Further Information

Approached via its own private entrance, the accommodation comprises a good-sized entrance hall, an excellent-sized lounge with a bay window, newly fitted kitchen, double bedroom, and a beautifully appointed contemporary bathroom. The property has been newly redecorated throughout with new carpets and wooden flooring. A particular feature is the second internal hallway, providing additional access to the front of the property and direct access to the south-facing garden, making it ideal for storing or transporting bikes, surfboards, and other outdoor equipment. The garden also benefits from a substantial external storage area. We cannot stress that early and internal inspection is essential.

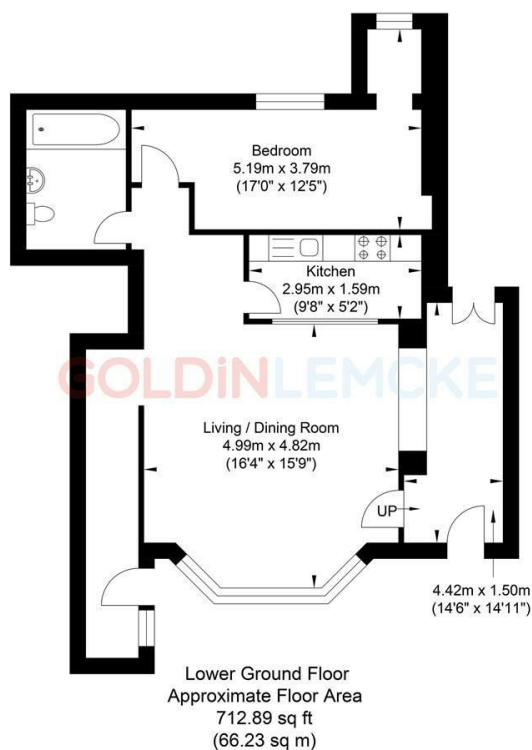
Eaton Road is situated in this prime central Hove location, just moments from the wide range of shops, cafés, bars, and restaurants on Church Road, with Hove Lawns and the seafront only a short walk away. Hove Station is within easy reach, offering regular services to Brighton and London, while excellent local bus routes provide convenient access across the city. The area is renowned for its attractive tree-lined streets, excellent amenities, and superb coastal lifestyle, making it one of Hove's most desirable places to live.



**GOLDINLEMCKE**

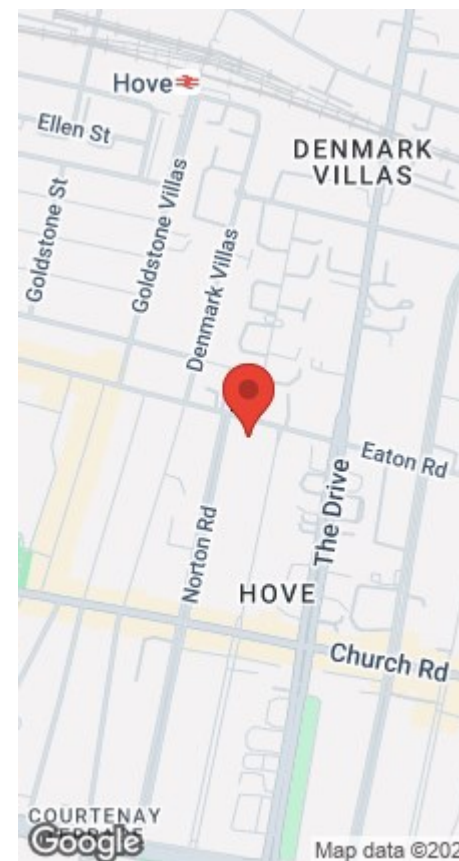
**01273 777123**  
GOLDINLEMCKE.COM

## Eaton Road



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

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



**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](mailto: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                             |   | 72      | 79        |
| EU Directive 2002/91/EC                     |   |         |           |

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002