

PHILLIPS & STILL



Wick Hall, Furze Hill, Hove, BN3 1NG

- An Extremely Spacious Fifth Floor Purpose Built Art Deco Apartment
- Three Double Bedrooms & Newly Redecorated
- Impressive 32ft Open Plan Living Space
- Private Secluded Balcony With Stunning Views

Asking Price of £550,000

- Wonderful Communal Gardens & Off Road Parking
- Sought After Central Hove Location Opposite St. Ann's Well Gardens
- No Onward Chain, Share Of Freehold & 999 Year Lease
- Lift Service & On-Site Building Manager



Property Description

Hold onto your seats ladies and gentlemen as this newly redecorated, wonderfully light & extremely spacious dual aspect fifth floor apartment has come to market in one of the most prestigious character Art Deco buildings of central Hove. This is a roomy & bright property in a well maintained & fantastically located block with beautiful communal gardens and off road parking. It suits anyone looking for central Brighton & Hove living moments from the seafront with good access to transport links to London without compromising on space.

The apartment itself is very peaceful & quiet inside with a wide entrance hall leading to all rooms: three double bedrooms, bathroom, separate W.C. and a modern separate kitchen with serving hatch. All of these rooms are spectacular Westerly views over the whole City and out to sea, the sunsets are breath taking!

The pièce de résistance is the stunning over 32ft dual aspect open plan lounge & dining space that opens onto your private sunny balcony. There is ample space for both your lounge and dining furniture making this room the perfect setting to enjoy both entertaining your friends & family as well as those quiet times in. From your balcony you have some stunning views over the communal gardens and Regency rooftops!

Your heating and hot water costs are included in the service charge, there are lifts to each of the four blocks of Wick Hall and you also have an attentive on-site building manager. Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns!





Accommodation

Lift and staircase rising to:

FIFTH FLOOR

WIDE ENTRANCE HALL

Spacious hallway with built-in storage

BEDROOM THREE

11' 10" x 9' 3" (3.61m x 2.82m)

BATHROOM

SEPARATE W.C.

BEDROOM ONE

14' 11" x 10' 11" (4.55m x 3.33m)

With built-in wardrobes

BEDROOM TWO

12' 6" x 10' 1" (3.81m x 3.07m)

With sink unit

SEPARATE KITCHEN

11' 0" x 7' 0" (3.35m x 2.13m)

OPEN PLAN LOUNGE & DINING ROOM

32' 7" x 11' 9" (9.93m x 3.58m)

OUTSIDE

SECLUDED PRIVATE BALCONY

With stunning views

WELL MAINTAINED COMMUNAL GARDENS

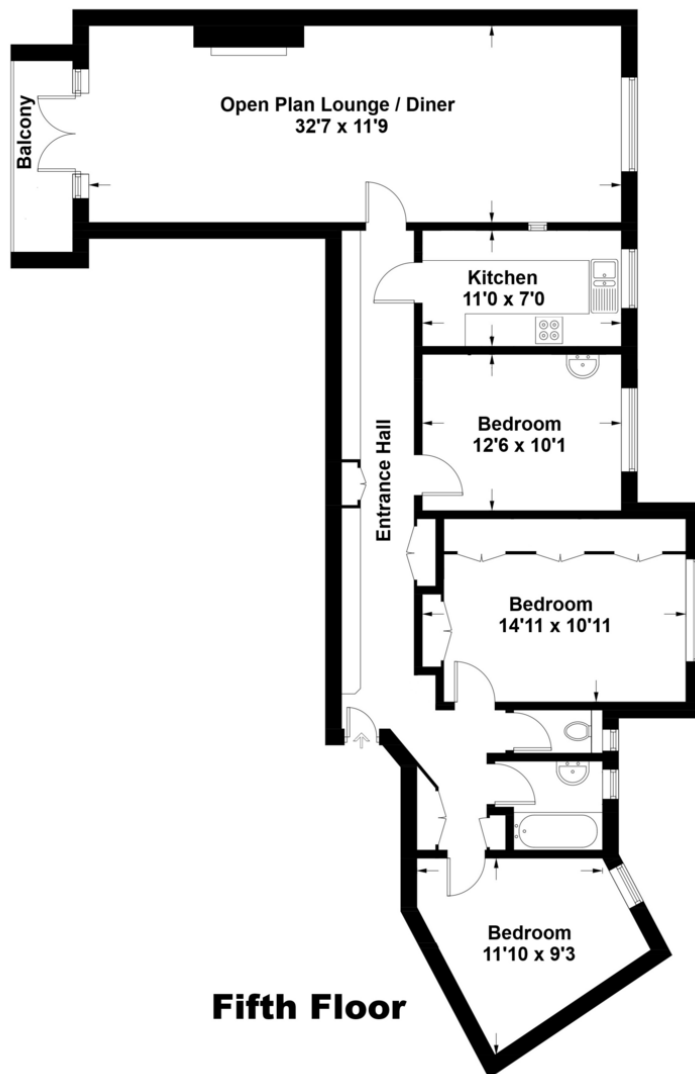
NON-ALLOCATED OFF ROAD PARKING

OTHER INFORMATION

There are bicycle sheds & basement storage facilities available as well as in-garage parking spaces - more information available upon request

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Approximate Gross Internal Area = 103 sq m / 1109 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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