



**GOLDIN
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Vanbrugh Court, Eaton Gardens, Hove, BN3 3TN
£400,000 - £425,000 Guide

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A spacious and well-presented two-bedroom apartment occupying part of the third floor of this extremely sought-after and well-maintained purpose-built block, ideally situated in the heart of central Hove. The property further benefits from a private balcony and an allocated parking space to the rear of the building.





Further Information

The accommodation comprises a spacious entrance hall with excellent storage, a bright dual-aspect lounge with doors opening onto the balcony, a separate kitchen, family bathroom and two double bedrooms. The principal bedroom benefits from an en suite bathroom and direct access to the balcony. Further advantages include an allocated parking space to the rear of the block and a communal storage cupboard, ideal for bicycles and beach equipment. The block itself is extremely sought-after with stylish and beautifully maintained common areas and front gardens.

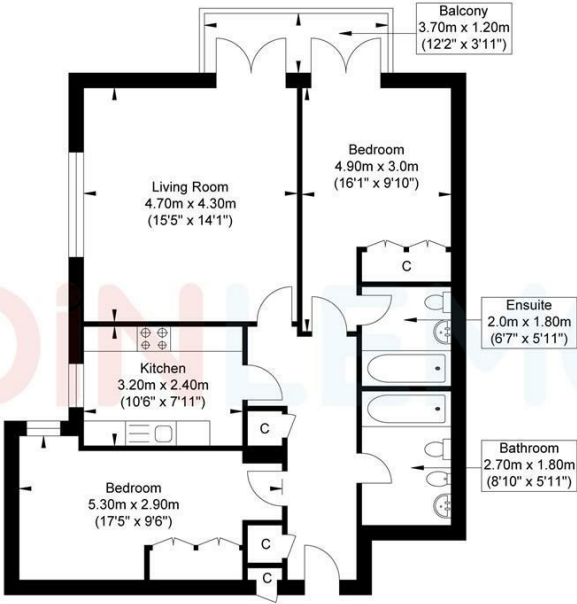
Situated in a highly sought-after central Hove location, Eaton Gardens is perfectly positioned for easy access to a wide range of amenities. Hove mainline railway station is just a short walk away, making it ideal for commuters, while Church Road offers an excellent selection of independent shops, cafés, restaurants and supermarkets. Hove seafront, Hove Park and the Sussex County Cricket Ground are all within easy reach, with regular bus services and excellent road links providing convenient access across Brighton & Hove and beyond.



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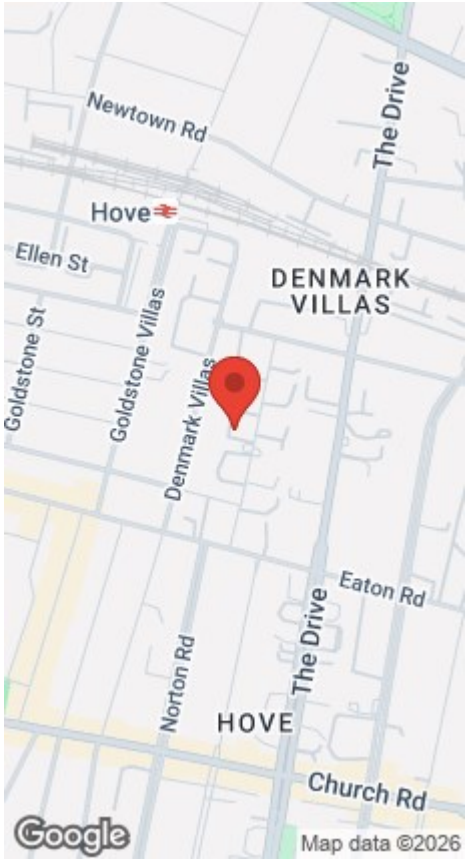
Eaton Gardens



Third Floor
Approximate Floor Area
806.64 sq ft
(74.94 sq m)

Approximate Gross Internal Area = 74.94 sq m / 806.64 sq ft

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



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SELLING SOMETHING SIMILAR?

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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		EU Directive 2002/91/EC

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