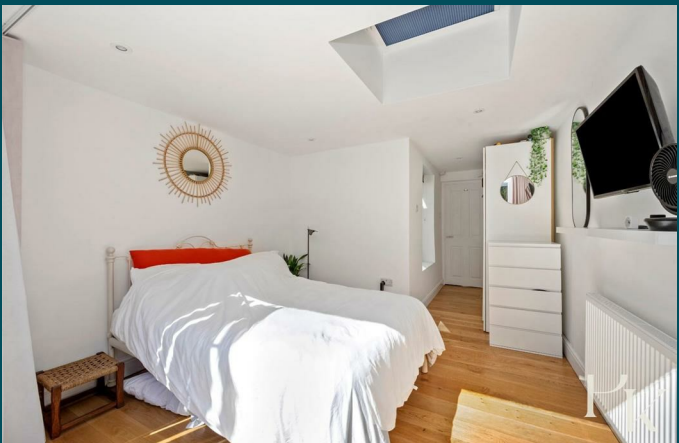




23 Sackville Gardens

Hove, BN3 4GJ

Guide price £500,000 - £525,000

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A beautifully presented two-bedroom ground floor flat combining generous proportions, period character and a superb private rear garden, situated on Sackville Gardens in Hove.

Set within an attractive period building, the property offers approximately 554 sq ft / 51.44 sq m of well-planned accommodation. To the front is an impressive 17' sitting room, where a large bay window floods the space with natural light. High ceilings, decorative cornicing, stripped wooden floors and a wood burner add plenty of character, while there is ample room for both comfortable seating and a dining area.

The separate kitchen is neatly arranged with a good range of fitted units, integrated cooking appliances and useful worktop space.

There are two bedrooms, with the principal bedroom extending to an impressive 16'10" and enjoying direct access onto the rear patio through wide bi-folding doors. This creates a wonderful connection between the bedroom and garden and gives the room a particularly bright, contemporary feel. The second bedroom is well proportioned and would work equally well as a guest room, nursery or home office.

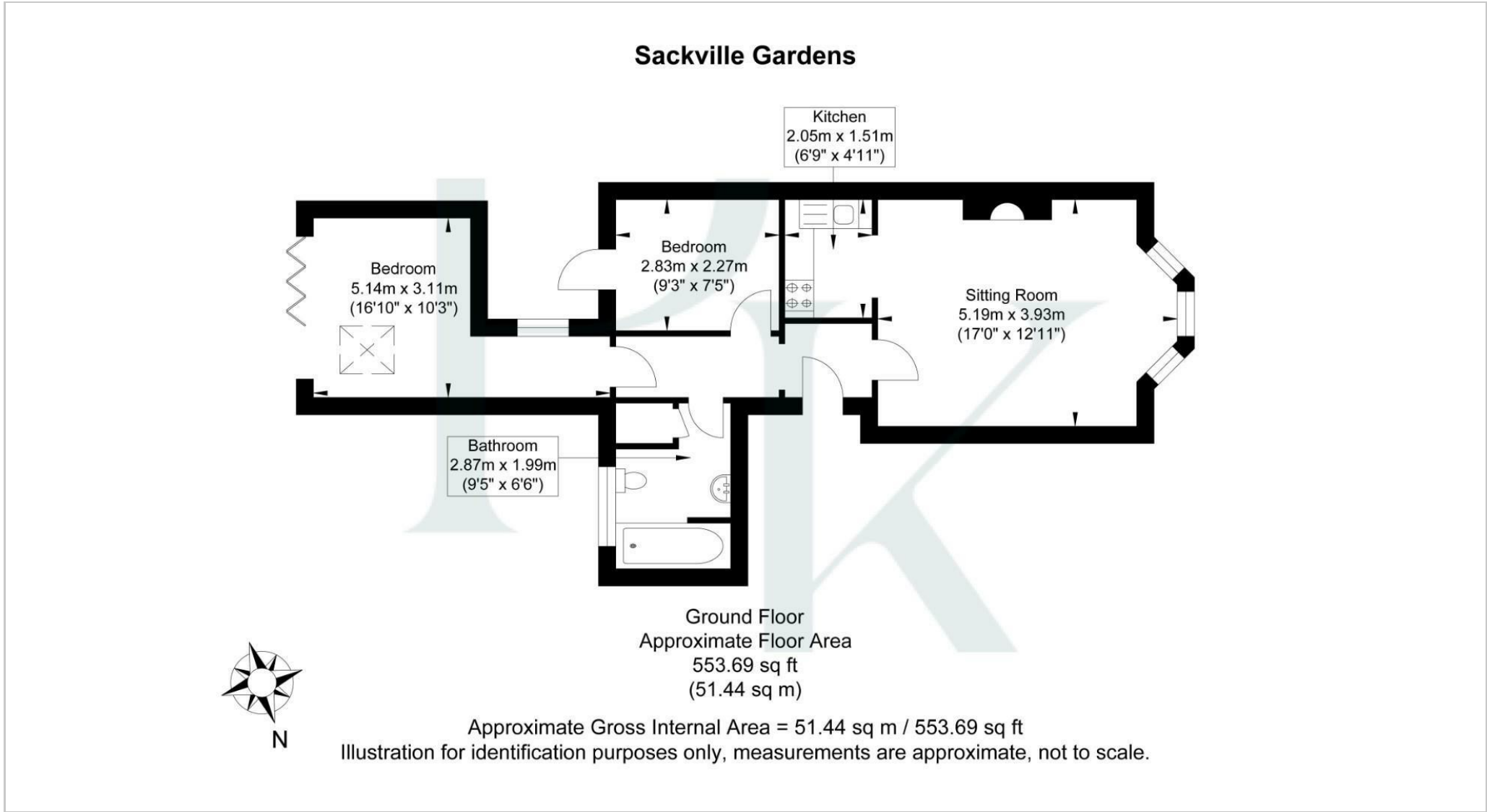
The bathroom is finished in a light, neutral scheme and includes a bath with shower over, WC and wash basin.

A particular highlight is the private rear garden. Immediately outside the property is a generous paved terrace, perfect for outdoor dining and entertaining, leading onto a lawned area surrounded by mature planting. The established palm tree creates a wonderfully secluded feel and gives the garden real personality – a rare feature for a flat in central Hove.

The location is another real draw, with Hove seafront just a short walk away and popular beachfront destinations including Rockwater, Babble and Yellowave all within easy reach. Church Road is also nearby, offering an excellent selection of independent shops, cafés, bars and restaurants. The property is well placed for transport links, providing convenient connections across Brighton & Hove and beyond.

With its attractive period features, excellent natural light, flexible two-bedroom layout, superb garden and easy access to the seafront and central Hove, this is a highly appealing home in a fantastic location.

The property is sold with a share of the freehold and benefits from a 976-year lease, with nil ground rent.



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	
61	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan