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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Vanbrugh Court, Eaton Gardens, Hove, BN3 3TN
£375,000 - £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.

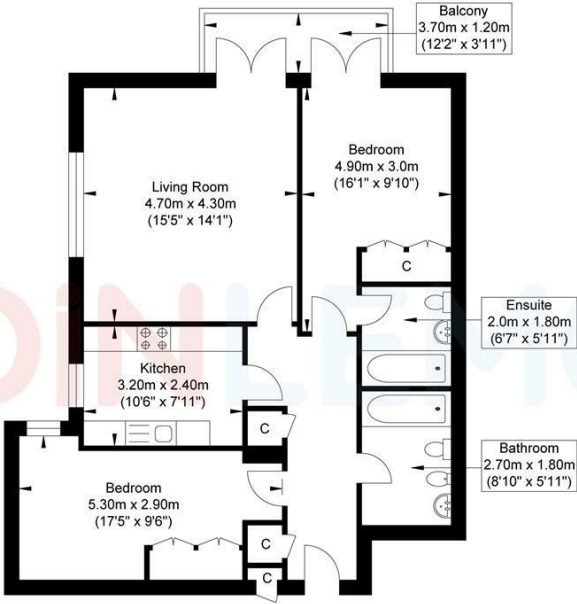
Situated in a highly sought-after central Hove location, Eaton Gardens is perfectly positioned for easy access to a wide range of amenities. Hove mainline railway station is just a short walk away, making it ideal for commuters, while Church Road offers an excellent selection of independent shops, cafés, 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?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email 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		
	80	80
England & Wales		EU Directive 2002/91/EC

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