



Brooker Street, BN3
£400,000-£425,000

INTRODUCING

Brooker Street, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room | 710 Sq Ft | West-Facing Patio | Chain Free

An exceptional opportunity awaits to acquire this beautifully presented two-bedroom apartment, ideally situated on Brooker Street in the highly sought-after area of East Sussex. This property combines contemporary living with an enviable location, making it perfect for a variety of buyers, from first-time homeowners to those seeking a stylish pied-à-terre.

Upon entering, you are immediately struck by the high-quality finish and meticulous attention to detail evident throughout the apartment. The property extends to a generous 66 square metres, or 710 square feet, providing ample space for comfortable living. The heart of the home is undoubtedly the inviting reception room, a versatile space perfect for relaxation or entertaining guests. Its thoughtful design ensures a seamless flow, creating an open yet distinct living area.

One of the standout features of this apartment is the large main bedroom, which benefits from an elegant bay window. This architectural detail not only enhances the room's aesthetic appeal but also floods the space with natural light, creating a bright and airy sanctuary. The second bedroom is equally well-proportioned, offering flexibility for use as a guest room, home office, or child's bedroom.

The single, well-appointed bathroom is finished to a high standard, featuring modern fixtures and fittings that complement the overall contemporary feel of the apartment. The kitchen, integrated within the living space, boasts high-quality appliances, ensuring both functionality and style for the discerning home cook.





ASTON
VAUGHAN

Adding to the property's allure is the delightful west-facing patio. This private outdoor space provides a perfect setting for al fresco dining, enjoying a morning coffee, or simply unwinding in the afternoon sun. It represents a valuable extension of the living area, particularly appealing during warmer months.

Further benefits include a share of the freehold, offering greater control and peace of mind for residents. The property also comes with the remainder of a 6-year new homes warranty, providing additional assurance for the new owner.

The location of Brooker Street is truly exceptional. Residents will appreciate being within close proximity to Hove Station, offering excellent transport links for commuters and those wishing to explore the wider region. Furthermore, the vibrant seafront is just a short stroll away, providing endless opportunities for leisurely walks, enjoying the beach, or visiting the array of cafes and restaurants that line the coast. The area itself is renowned for its charming atmosphere, independent shops, and excellent local amenities.







ASTON
VAUGHAN



ASTON
WAUGHAN

Education

Primary: West Hove Primary, St. Andrew's CofE

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, Varndean College

Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College

Good To Know

Brooker Street sits just north of central Hove, offering a quiet residential feel while remaining close to the area's key amenities. Lined with traditional terraced homes, it's only a short walk to George Street's shops and cafés, Hove Station for easy rail connections, and the green spaces of nearby parks. Its convenient yet peaceful setting makes it a pleasant pocket of Hove for both locals and visitors to navigate.

