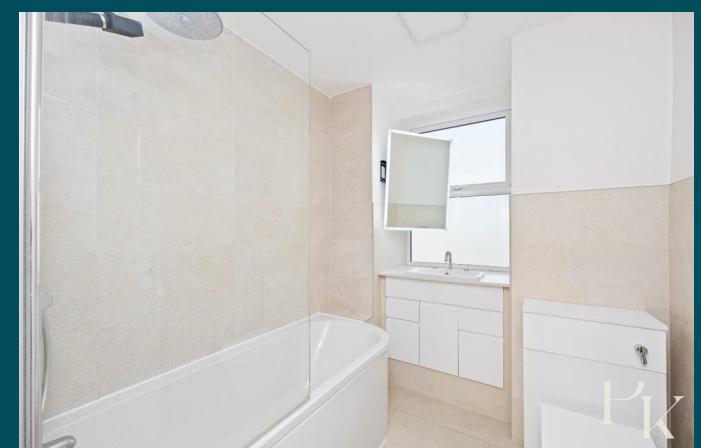




36 Flag Court Courtenay Terrace
Hove, BN3 2WH



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Asking price £625,000

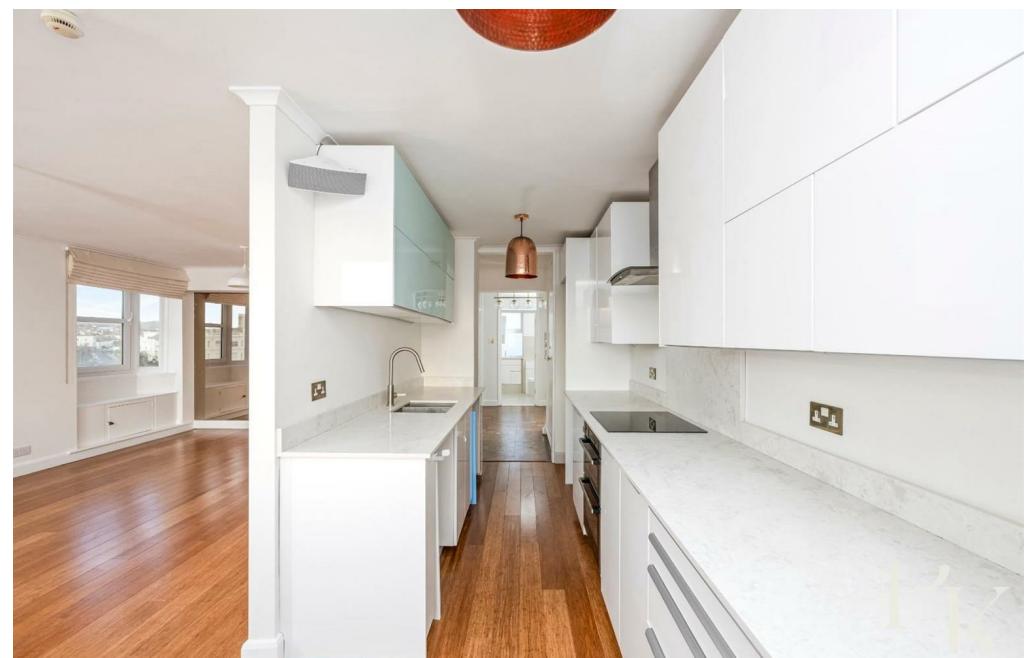
A beautifully presented and generously proportioned three-bedroom fifth-floor apartment boasting breathtaking, uninterrupted sea views. Offering seafront living at its finest, this exceptional home further benefits from two bathrooms and a high-quality specification throughout.

Upon entering, you are welcomed by three well-appointed double bedrooms, all featuring bespoke fitted wardrobes, alongside a shower room and a luxurious family bathroom. Completing the accommodation is a superb dual-aspect living room with a sleek, modern kitchen, creating a wonderfully spacious and versatile living environment.

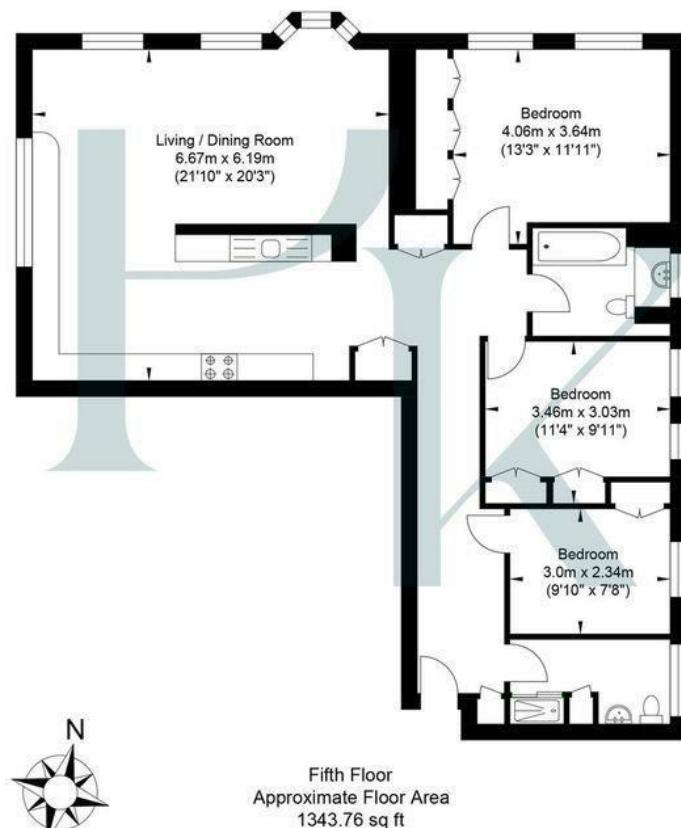
The living room is truly the heart of the home. Expansive windows flood the space with natural light while perfectly framing the spectacular coastal and sea views, providing a calming and elegant setting for both relaxing and entertaining.

Flag Court is ideally positioned in the very heart of Hove, directly on the promenade. The apartment is just moments from Hove Lawns and a short stroll to Church Road, renowned for its excellent selection of shops, cafés, bars and highly regarded restaurants. Just along the Promenade to the west, you have the newly constructed Hove Beach Park, where you can enjoy a game of Padel and pop into Rockwater or Babel for a bite to eat or drink after.

Further benefits include off-road parking available on a first-come, first-served basis, attractive communal gardens, a share of the freehold with a long lease, two passenger lifts and the added advantage of vacant possession with no onward chain.



Courtenay Terrace



Approximate Gross Internal Area = 124.84 sq m / 1343.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

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