



Orchard House, Park View Road, Hove, BN3 7AW
£400,000 - £425,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A delightful two-bedroom flat occupying part of the first floor of this highly sought-after purpose-built block, ideally positioned adjacent to Hove Park in a peaceful yet convenient location. The property benefits from a large south-facing balcony enjoying attractive views over Hove Park, a secure underground parking space, and a share of the freehold.





Further Information

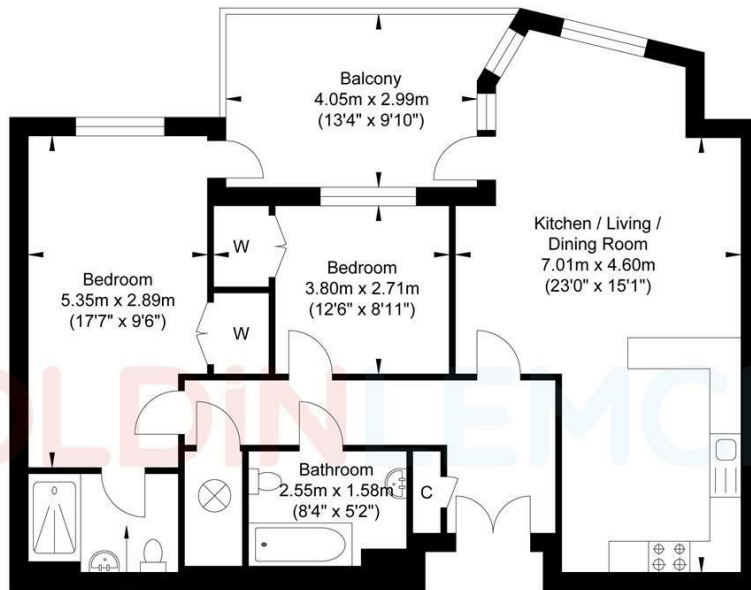
The accommodation comprises a spacious entrance hall with good storage space, an impressive open-plan kitchen/living/dining room featuring a generous modern fitted kitchen and direct access to the balcony, a bathroom, and two double bedrooms, both with fitted wardrobes. The principal bedroom further benefits from an en-suite shower room and additional access to the balcony. The property further benefits from an allocated parking space, situated in the secure gated underground carpark. Presented in excellent decorative order throughout, this is a rare opportunity to acquire a superb apartment in an exceptional location, and early internal viewing is highly recommended.

Being one of the most sought-after purpose-built blocks in Brighton & Hove, Orchard House is a peaceful and private development situated directly adjacent to Hove Park. The property is conveniently located close to a large Waitrose, local cafés, green spaces, and well-regarded schools. Hove mainline railway station is within walking distance, while regular bus services, easy access to the A23 and A27, and Brighton & Hove city centre being just a short journey away make this an ideal home for both commuters and those seeking a convenient lifestyle.

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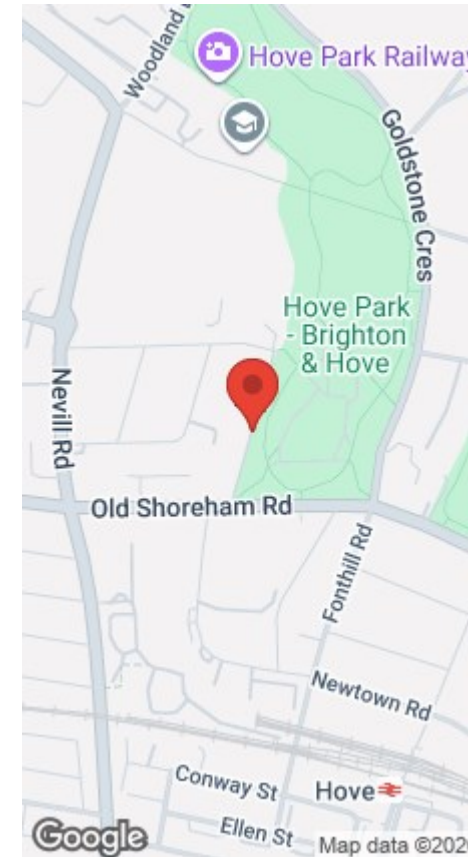
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Park View Road



First Floor
Approximate Floor Area
843.02 sq ft
(78.32 sq m)

Approximate Gross Internal Area = 78.32 sq m / 843.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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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	73	73
(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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