

Eaton Road, Hove

East Sussex

Guide Price £375,000 – £400,000



Eaton Road, Hove

Wonderfully positioned in central Hove, close to the Sussex County Cricket Ground, a very well-presented TWO BEDROOM, FIRST FLOOR APARTMENT in a DETACHED PERIOD BUILDING with a COMMUNAL GARDEN. Sold with a SHARE OF FREEHOLD.

Set on the first floor of a classic Victorian period conversion, this attractive property offers high ceilings and well-proportioned accommodation throughout. The south-facing living room is flooded with natural light thanks to bay sash windows and benefits from an eye-catching feature fireplace. The separate kitchen is sleek and contemporary with integrated appliances. There are two bedrooms, including a generous principal bedroom, and a modern bathroom with a classic white suite.

Outside, a communal patio garden with a picnic table offers the perfect spot for relaxing in the open air. The property additionally benefits from uPVC sash windows, which are both energy-efficient and low-maintenance.

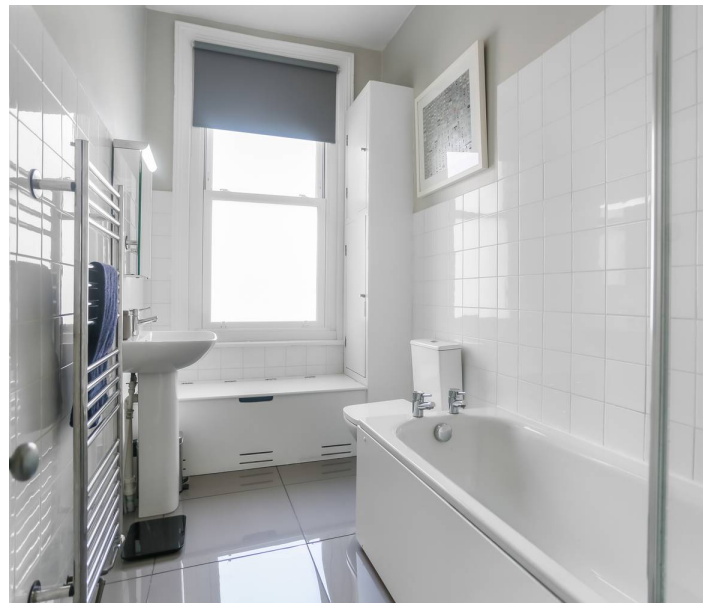




The Local Area

Positioned in a highly sought-after area of Hove, Eaton Road enjoys exceptional convenience, being just moments from Hove mainline station, making it perfect for commuters. Hove seafront and the green open spaces of St Anne's Well Gardens, Hove Lawns, Palmeira Square, and Brunswick Square are all only a short walk from your door, and when it comes to shops, bars and restaurants, there's no shortage of choice.

The amenities of Church Road, Western Road and Brighton's famous South Lanes and North Laines can be comfortably accessed on foot, offering everything from high street to independent stores.



Plenty of bus services in the city provide access to all parts of Brighton and Hove, as well as nearby outlying villages and up to Devil's Dyke. Local schools include Hove Junior School, St Andrew's C of E (Aided) Primary School, Cottesmore St Mary's Catholic Primary School, Cardinal Newman Roman Catholic School & Sixth Form College, and BHASVIC, together with St Christopher's Prep School and Brighton Girls.



Further Information

The property is situated in Parking Zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - tbc.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold.

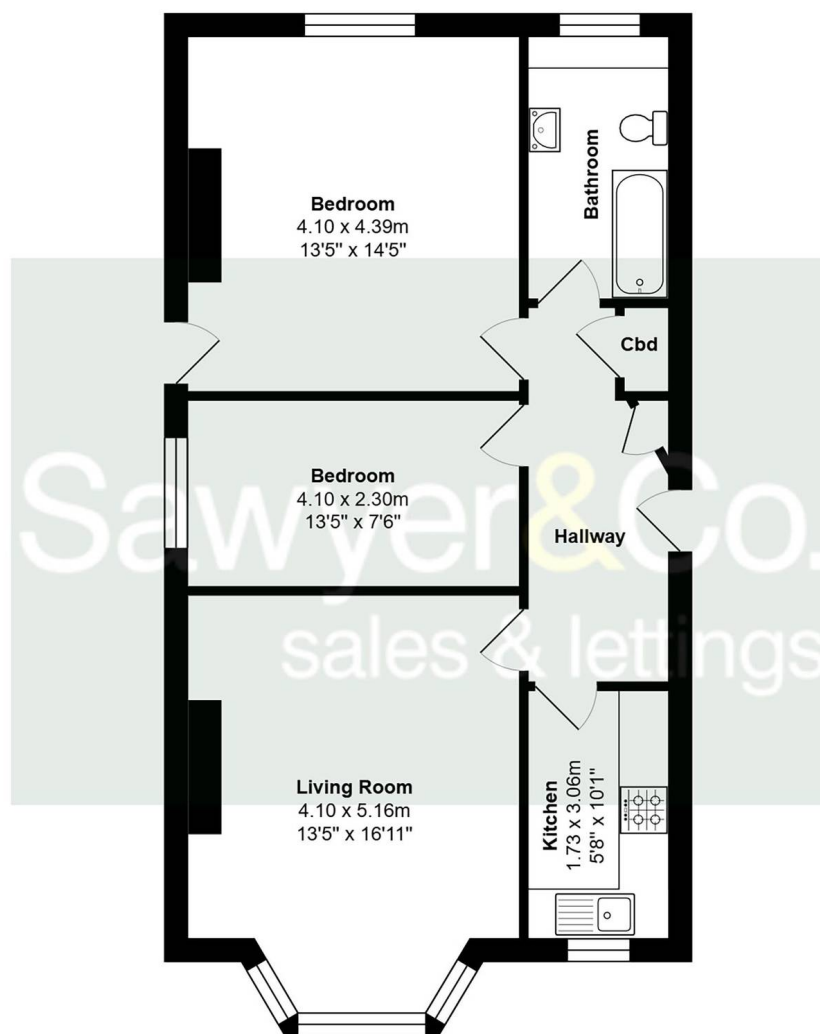
Unexpired term on lease - 992 years

Service Charge - £1,200 pa

This information has been provided by the seller. Please obtain verification via your legal representative.



*the image of the second bedroom has been digitally virtually staged for illustrative purposes.



Total Area: 68.3 m² ... 736 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.