



25 Eaton Court Eaton Gardens, Hove, BN3 3PL

£270,000 Leasehold

Elliotts are pleased to present this bright, south-facing 2nd floor apartment, complete with lift access. Enjoy wonderful views stretching down Norton Road to the sea from the balcony. With two bedrooms and two reception rooms, offered chain-free, excellent opportunity for further enhancement.

- South Aspect Balcony
- Extensive Views Down Norton Road To The Sea
- c80 Sq Mtrs/861 Sq Ft
- Chain Free
- Large Dual Aspect Living Room
- Separate Dining Room
- Huge Potential
- In The Heart Of Central Hove
- WC's In Both Bathroom & Cloak Room
- Lift Access



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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

**ELLIOTTS***Working hard for you*

A wonderful opportunity to purchase a bright, dual-aspect apartment on the second floor of this attractive low-rise 1930s-style block, occupying one of the building's best spots on the south-west corner. Enjoy fabulous open views down Norton Road and all the way to the sea.

With approximately 80 sq metres (c. 861 sq ft) of space, this apartment offers generous accommodation and excellent potential for modernisation to suit your personal style. The layout includes two bedrooms, two interconnecting reception rooms, and a separate kitchen. Both the bathroom and separate cloakroom feature WCs, and the welcoming reception hallway even offers room for a small study area. The impressive dual-aspect lounge opens onto a wide, south-facing balcony, ideal for soaking up the sunshine and views.

Eaton Court is set to undergo an extensive programme of improvements, funded through additional service charge contributions. The asking price reflects the cost of these works, and full details can be provided on request.



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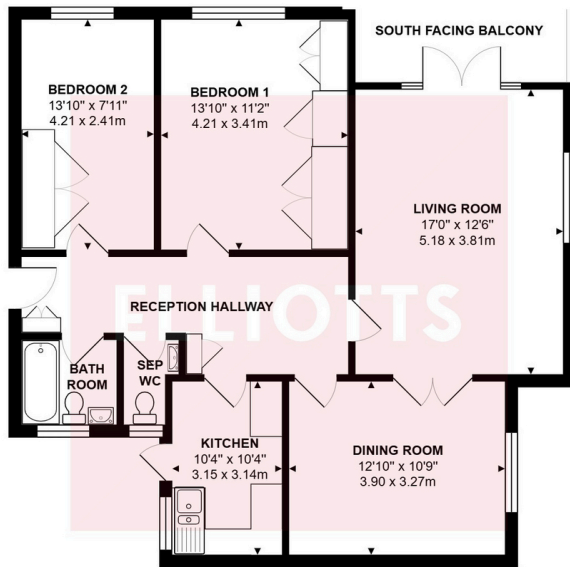
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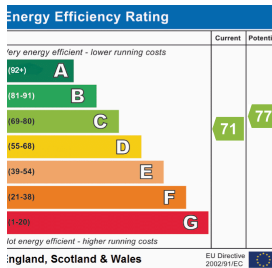
ELLIOTTS

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Total Area: 883 ft² ... 82.0 m²

All measurements are approximate and for display purposes only



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