



## EATON GARDENS, HOVE

2 BEDROOMS  
1 BATHROOMS  
1 LIVING ROOMS

£1,650 PER MONTH

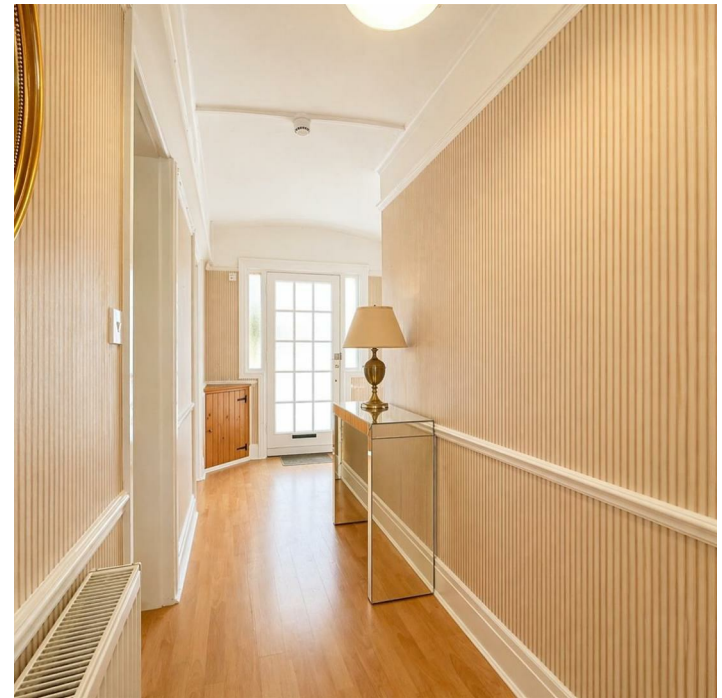
# EATON GARDENS, HOVE

2 BEDROOM  
1 BATHROOM  
1 LIVING ROOM

Located on the lower ground floor of an elegant period conversion, this spacious and well-maintained two-bedroom apartment offers a rare blend of character and comfort in one of Hove's most sought-after locations.

- Two Bedroom Apartment
- Own Street Entrance
- Lower Ground Floor
- Energy Rating - D
- Council Tax Band - A
- Parking Zone - N
- Part-Furnished
- Central Hove Location
- Available Now





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## EATON GARDENS, HOVE

As you descend the private stairs to your own street-level entrance, you're welcomed into a generously sized hallway that sets the tone for the rest of the home. Immediately to your left is the first of two double bedrooms, bathed in natural light and featuring built-in wardrobes for convenient storage.

Continuing through the hallway, you'll find a beautifully appointed kitchen at the front of the property. Finished to a high standard, it includes integrated white goods and ample space for a dining area—perfect for everyday meals or entertaining.

Further along, the second bedroom offers flexible living options and also benefits from its own access to the front of the property, ideal for guests or a home office setup.

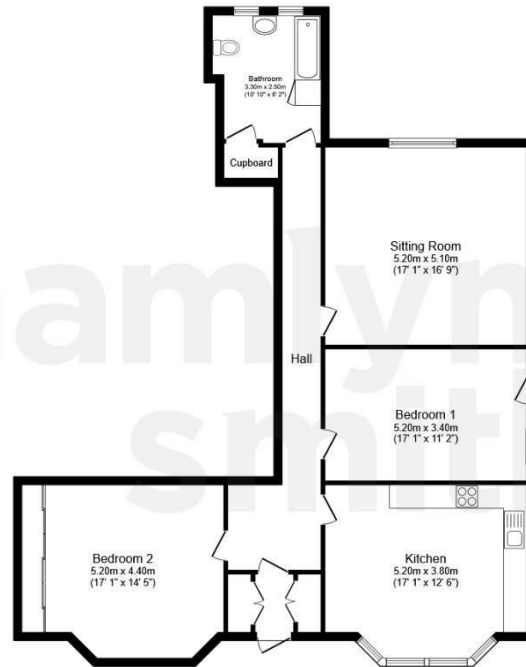
At the rear of the flat is a spacious and inviting living room—an ideal retreat for relaxing or gathering with family. Completing the accommodation is a modern bathroom with a shower-over-bath combination.

Eaton Gardens places you right in the heart of Hove, just moments from the vibrant café culture, independent shops, and popular restaurants of Church Road. George Street and Blatchington Road are within easy walking distance, while Hove Lawns and the seafront are just a gentle stroll away via The Drive or Grand Avenue.

For green space, both Hove Park and St. Ann's Well Gardens are nearby, and cricket enthusiasts will appreciate the proximity to the County Ground.

Hove mainline station is less than a quarter of a mile away, offering direct trains to London. Frequent local bus services also provide easy access to central Brighton, surrounding areas, and the South Downs.

This area is well-served by reputable schools including St. Andrew's C of E Primary, Hove Junior School, Brighton & Hove High School, BHASVIC, and several independent prep schools.



### Floor Plan

Floor area 118.4 sq.m. (1,274 sq.ft.)

**Total floor area: 118.4 sq.m. (1,274 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

