



10 Eaton Grove

Hove BN3 3PH

Offers In Excess Of: £850,000

- STUNNING MEWS HOUSE
- DELIGHTFUL CENTRAL LOCATION
- THREE BEDROOMS
- THREE ENSUITES

- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- LIVING ROOM
- DINING ROOM

Whitlock and Heaps are pleased to bring to market this individual Mews property that has been tastefully refurbished by the present owner and is presented in excellent order throughout with versatile accommodation arranged over three floors. Each bedroom benefits from its own ensuite, with there being a charming through living/dining room and contemporary kitchen/breakfast room on the first floor. To the ground floor is a second reception room the leads out onto the private patio garden offering seclusion. Situated in this charming cobbled mews in this private yet central location within a short walk of Hove mainline station, seafront and local amenities.

ENTRANCE HALL Hard wood flooring, fitted cupboard housing washing machine, tumble dryer, fridge and freezer, radiator, meter cupboard.

SITTING ROOM Radiator, 'French' doors to garden, hard wood flooring.

CLOAKROOM Comprising low level w.c.

BEDROOM 3 Sash window, radiator.

EN-SUITE Comprising walk-in shower with tiled surround, wash-hand basin with drawers under, part tiled walls.

BEDROOM 2 Fitted cupboard, radiator.

EN-SUITE Wet room with shower, wash-hand basin, low level w.c., tiled walls and floor, heated ladder style towel rail, cupboard housing 'Ideal' gas-fired boiler.

FIRST FLOOR

LANDING Hard wood flooring, radiator.

CLOAKROOM Comprising pedestal wash-hand basin, low level w.c., radiator, sash window.

KITCHEN/BREAKFAST ROOM Double aspect.

Incorporating one and a half bowl sink unit with mixer tap, adjacent Slabtech worksurface with cupboards and drawers under, matching eye-level wall cupboards with lighting under, 'Nexus' range cooker with stainless steel extractor over, integrated dishwasher, space for fridge, sash window to front and rear, two radiators, fitted units in the breakfast area.

LIVING/DINING ROOM Double aspect with two sash windows, hard wood floor, two radiators.

TOP FLOOR

MASTER SUITE Fitted wardrobes, two radiators and velux windows.

EN-SUITE BATHROOM Comprising bath with mixer tap and shower attachment, wash-hand basin, low level w.c., velux window, tiled floor, heated ladder style towel rail.

OUTSIDE

SECLUDED REAR GARDEN Paved patio and raised deck, flower borders.

EATON GROVE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)

1484 sq ft / 137.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)

1586 sq ft / 147.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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