



Rochester Gardens BN3
£300,000

ASTON
VAUGHAN

INTRODUCING

Rochester Gardens, BN3

1 Bedroom | 1 Bathroom | Mezzanine

A charming and characterful split-level apartment situated within an attractive period building in the sought-after Rochester Gardens area of Hove. Offering well-proportioned accommodation, a versatile mezzanine level and a distinctive blend of period features and contemporary finishes, this property presents an excellent opportunity for a first-time buyer, professional couple or investor.

The main living space is bright and generously proportioned, with attractive bay windows allowing plenty of natural light and providing an appealing outlook towards the surrounding period architecture. The open-plan living/dining area offers ample room for both comfortable seating and a dining table, while the herringbone-style flooring adds warmth and character.

The separate kitchen is well equipped with a good range of modern white wall and base units, contrasting black metro-tiled splashbacks, ample worktop space and integrated cooking facilities. The neutral finish creates a clean and practical space for everyday use.

The principal bedroom is a particularly attractive room, featuring high ceilings, built-in storage and a large window. The room benefits from the same characterful herringbone flooring found elsewhere in the property. An additional mezzanine level provides useful flexible space, ideal for a home office, occasional sleeping area, studio or additional storage, subject to any necessary permissions.





The bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin, with pale green metro-style tiling and contemporary chrome fittings.

Further features include gas central heating, attractive period-style detailing, generous built-in storage and an abundance of natural light. The property extends to approximately 414 sq ft (38.5 sq m) excluding the mezzanine, with the mezzanine providing an additional approximately 116 sq ft (10.8 sq m).

Rochester Gardens is an attractive residential setting characterised by handsome period properties and tree-lined streets. The property offers a fantastic opportunity to acquire a well-presented and versatile home with considerable charm and scope to personalise.





SCAFFOLDING
BY
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Education:

Primary:

- Brunswick Primary School
- St Andrew's C of E Primary School
- Goldstone Primary School

Secondary:

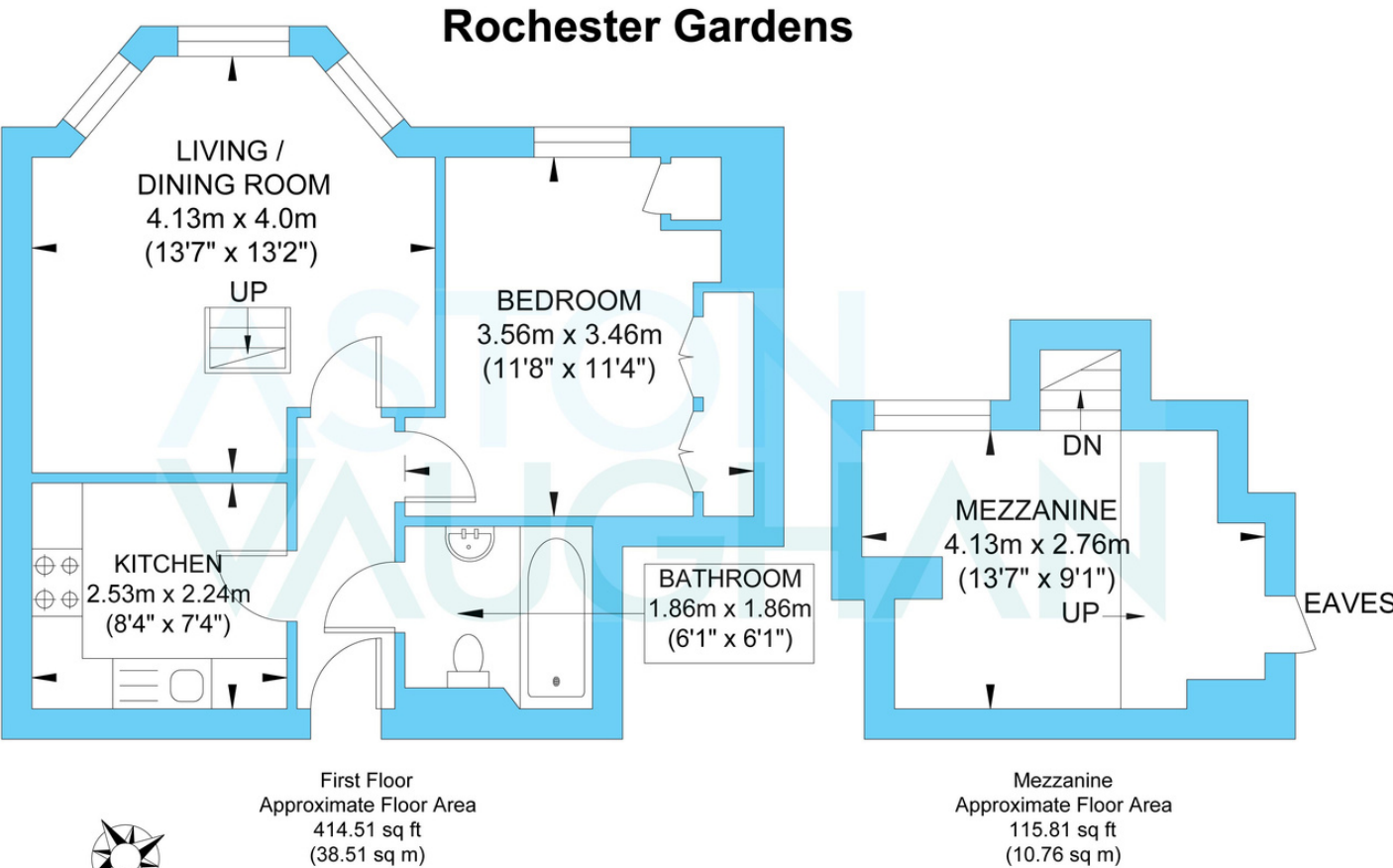
- Blatchington Mill School & Sixth Form College
- Hove Park School
- Cardinal Newman Catholic School

Private:

- Brighton College
- Lancing College
- Windlesham School

Good to Know:

Ideally positioned in the heart of Hove offering the perfect blend of coastal living and city convenience. Located just moments from Hove seafront, residents can enjoy easy access to a fantastic selection of independent cafés, restaurants, shops and leisure facilities, while excellent transport links provide direct connections into Brighton, Gatwick and London. The area is highly regarded for its vibrant atmosphere, attractive architecture and close proximity to both the beach and green open spaces.



Approximate Gross Internal Area (Excluding Mezzanine) = 38.51 sq m / 414.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.