



AMELIA & Co

ST CATHERINE'S TERRACE

2 BED | 1 BATH

£275,000



A bright, south-facing two-bedroom apartment moments from Hove seafront

Occupying the raised ground floor of an attractive period building, this two-bedroom apartment combines high ceilings with an open-plan layout in a central Hove location. Hove seafront is just a short walk away, while Church Road's independent cafés, restaurants and shops, along with Hove Station, are all within easy walking distance. The layout is practical, with two double bedrooms and an open-plan living space that makes the most of its south-facing aspect.



The open-plan kitchen, living and dining room is a bright, south-facing space, with a wide bay window drawing in natural light throughout the day. High ceilings add to the feeling of space, while there is room for both a dining table and comfortable seating. The shaker-style kitchen is fitted with integrated appliances, including an oven and microwave, and offers good storage and worktop space.



The principal bedroom is a comfortable double with built-in wardrobes providing excellent storage. The second bedroom is a versatile room that works equally well as a guest bedroom, home office or child's bedroom, while its proportions also allow space for a double bed if required.

The shower room has been finished in a contemporary style with a large walk-in shower and vanity storage.

KEY FEATURES

- Raised ground floor apartment
- Two double bedrooms
- South-facing open-plan kitchen, living and dining room
- High ceilings throughout
- Shaker-style kitchen with integrated appliances
- Built-in wardrobes in the principal bedroom
- Contemporary shower room
- Moments from Hove seafront
- Walking distance to Church Road and Hove Station
- Well-proportioned apartment in central Hove

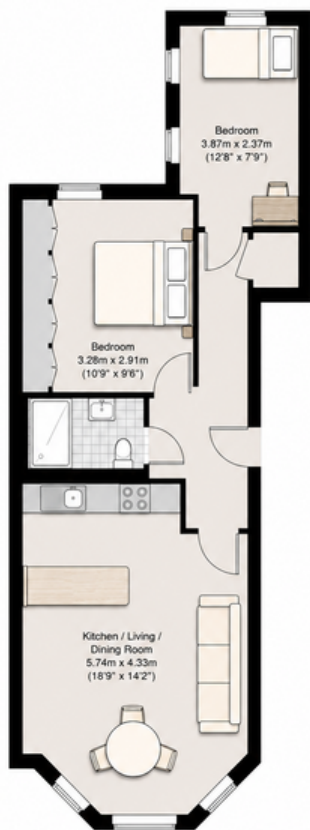
THE AREA

St Catherine's Terrace sits between Hove seafront and Church Road, with many of the area's best-loved spots within easy walking distance. Independent cafés, restaurants, pubs and local shops are all close by, while the promenade, beach and Hove Lawns are just a short stroll away. Despite its central position, the surrounding residential streets retain a relaxed neighbourhood feel.

TRANSPORT LINKS

Hove Station is within easy walking distance, providing regular services to London, Gatwick and along the south coast. Frequent bus routes run nearby, while the city's cycle network and walkable streets make it easy to reach Brighton city centre and surrounding neighbourhoods without relying on a car.

FLOOR PLAN



St Catherine's Terrace

Ground Floor Flat
Approximate Floor Area
560.69 sq ft (52.09 sq m)



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

Band B

LEASE REMAINING

113 years

SERVICE CHARGE

£1,500 per annum

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