



Flat 4, 2 Eaton Gardens Hove BN3 3UL

Guide Price £550,000 - £600,000

- STUNNING APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING PATIO
- TWO ALLOCATED PARKING SPACES

Set within an elegant and impeccably maintained purpose built development, this exceptional apartment presents beautifully appointed accommodation comprising two generously proportioned double bedrooms, including a refined principal suite with ensuite shower room, complemented by a sleek and stylish family bathroom.

The property showcases a sophisticated contemporary kitchen alongside a light filled living and dining space, seamlessly extending onto a private south facing patio perfect for alfresco entertaining or tranquil relaxation.

Further enhancing its appeal, the apartment benefits from two allocated parking spaces, a share of the freehold, and the balance of an extensive 999 year lease, offering both convenience and long term security.

Positioned in one of the area's most coveted locations, the residence lies just a short stroll from Hove mainline station and the picturesque seafront. An eclectic array of fine eateries, artisan cafés, and independent boutiques can also be found moments away.

Offered to the market with no onward chain, this is a rare opportunity to acquire a home of both style and substance.

SPACIOUS ENTRANCE HALL Coats/store cupboard, airing cupboard housing hot water cylinder with linen shelving.

KITCHEN A modern fitted kitchen incorporating stainless steel sink with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, five ring gas hob with extractor over, oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, tiled splashback, radiator.

LIVING/DINING ROOM Delightful room, two radiators, bay with door to South facing patio.

BEDROOM 1 Two fitted double wardrobes, double glazed sash window, radiator.

ENSUITE SHOWER ROOM Comprising spacious walk in shower, wash hand basin, low level w.c, tiled walls and floor with underfloor heating.

BEDROOM 2 Sash window, fitted wardrobes, radiator.

BATHROOM Comprising free standing bath, wash hand basin, low level w.c, part tiled walls, tiled floor.

OUTSIDE

SOUTH FACING PATIO

TWO ALLOCATED PARKING SPACES Both are gated parking areas with one space being underground.

OUTGOINGS

Remainder of 999 year lease.

Service charge including building insurance and reserve fund £3,229.36 per annum to include a reserve fund payment.

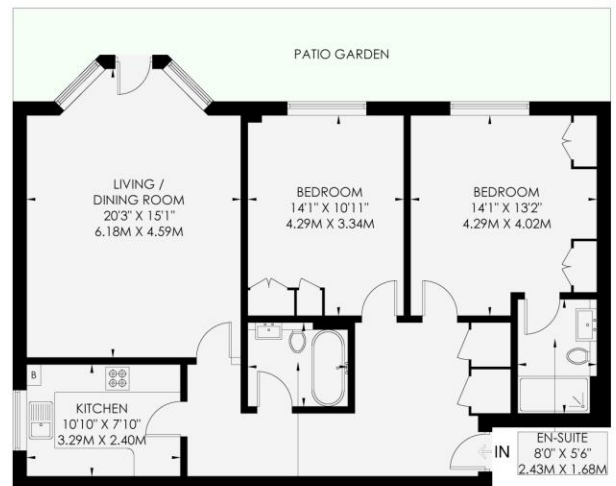
Council Tax Band D (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

EATON GATE

HOVE

APPROXIMATE GROSS INTERNAL AREA
93.7 sq m / 1008 sq ft
INCLUDING LIMITED USE AREA OF
1 sq m / 10 sq ft



Lower Ground Floor
93.7 sq m / 1008 sq ft

Whitlock & Heaps Floor plan is for illustration and identification purposes only and is not to scale. Plans, general, elevations and sections are illustrative only and excluded from all areas. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Floor Plan of Chartered Surveyors' International Property Standards 2 (IPMS2).
 Legend: Measuring Points (M), Storage Cupboard (S), Fitted Wardrobes (W), Garden Shrouded for Display (G), Skylight (SK), Ceiling Height (CH), Hot Water Tank (T), Integrated Fridge / Freezer (FF), Head Height Below 1.8m (H), Radiator (R).
 Certified Property Measure logo.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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