



## FLAT 3, 1 SACKVILLE GARDENS

HOVE, BN3 4GJ

£400,000  
LEASEHOLD

A beautifully presented two bedroom, top floor apartment in one of Hove's most sought-after addresses. This stunning apartment really does tick all the boxes. Good sized rooms, split level layout and plenty of natural light all combining to create a real sense of space throughout. The accommodation comprises; two double bedrooms, modern shower room, W/C and superb open plan kitchen / living space with stunning sea views. The property further benefits from no onward chain.

South of New Church Road in one of Hove's idyllic locations, being moments away from Hove seafront whilst popular cafes, shops and restaurants are within easy reach. Hove mainline station is easily accessible providing regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS












## Sackville Gardens

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft  
(Including Eaves)



 = Reduced headroom below 1.5m / 5'0

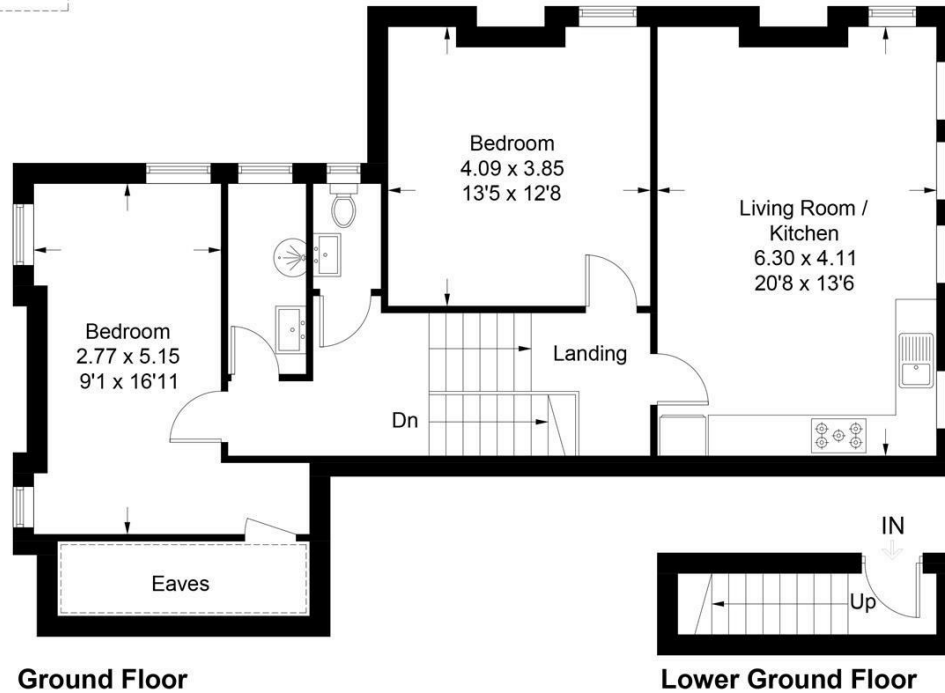


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1259872)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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