

HAMLYN SMITH

GUIDE PRICE £375,000

EATON GARDENS, HOVE

2 BEDROOMS
1 RECEPTION ROOM
2 BATHROOMS

Nestled in the heart of central Hove, this delightful two-bedroom third-floor apartment in Eaton Gardens offers a perfect blend of comfort and convenience. With a guide price of £375,000 to £400,000, this purpose-built flat, constructed in 1989, spans an impressive 807 square feet and is presented in excellent condition.

- Spacious two-bedroom flat
- Third-floor with balcony
- Allocated parking space
- Share of freehold
- Central Hove location
- Bright dual-aspect lounge
- En suite in main bedroom
- Separate modern kitchen
- Close to Hove station
- Viewing highly recommended





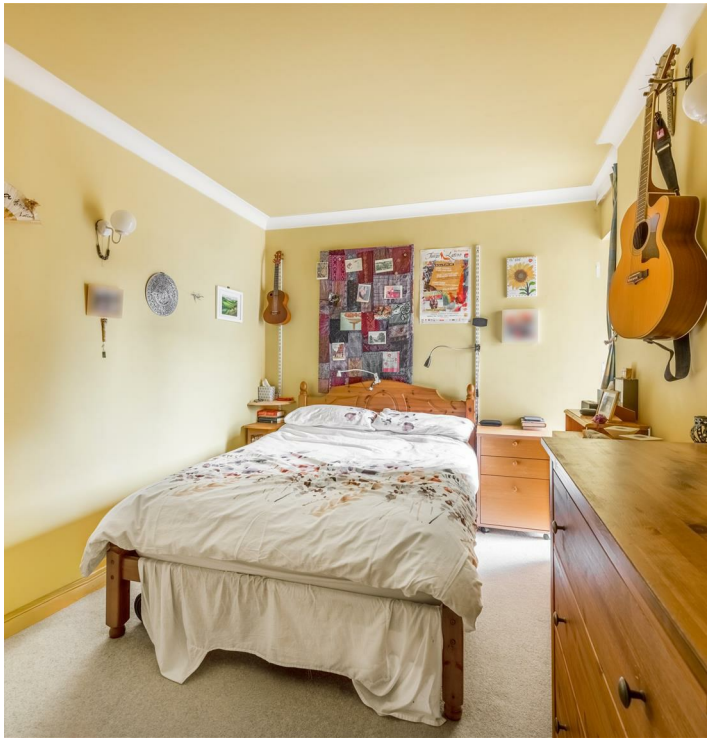







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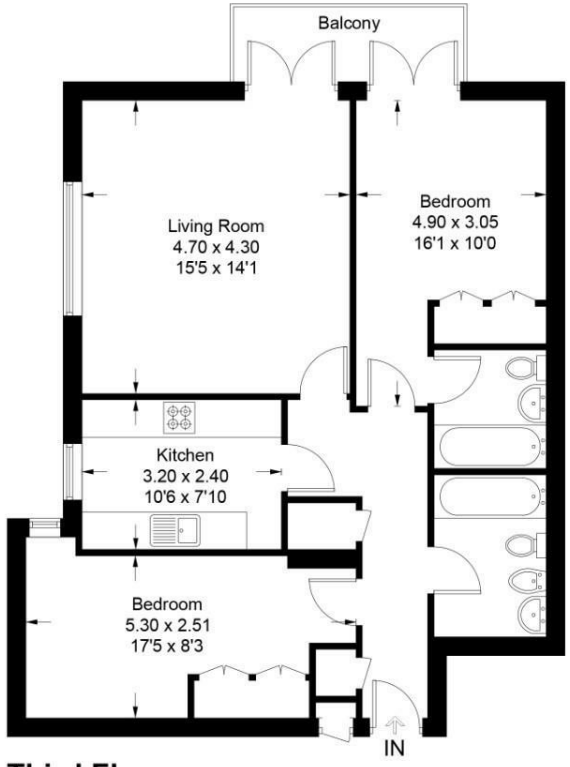






Eaton Gardens

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345715)





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Upon entering, you are greeted by a spacious entrance hall that provides ample storage. The bright dual-aspect lounge is a standout feature, with doors that open onto a private balcony, perfect for enjoying the fresh air. The separate kitchen is well-equipped, while the family bathroom serves the second bedroom. The principal bedroom boasts an en suite bathroom and direct access to the balcony, ensuring a private retreat.

Additional benefits include an allocated parking space at the rear of the building and a communal storage cupboard, ideal for bicycles and beach gear. The apartment is located within a highly sought-after block, known for its stylish and well-maintained common areas and front gardens.

Eaton Gardens is ideally situated for those who appreciate easy access to a variety of amenities. Hove mainline railway station is just a short stroll away, making it an excellent choice for commuters. Church Road, with its array of independent shops, cafés, restaurants, and supermarkets, is nearby, while the beautiful Hove seafront, Hove Park, and the Sussex County Cricket Ground are all within easy reach. With regular bus services and excellent road links, this property offers a fantastic opportunity to enjoy the vibrant lifestyle that Hove has to offer.

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