



hamlyn
smith.


Eaton Gardens, Hove, BN3 3TP

£450,000

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 2 Bedrooms

 1 Reception

 1 Bathroom

A beautiful two-bedroom apartment, in one of Hove's iconic yellow-brick villas on Eaton Gardens. Perfect for easy access to the station and with the rare luxury of its own off-street parking space. Share of Freehold.

- First floor
- Close to Hove Station
- Off-street parking
- Well presented throughout
- Attractive Victorian conversion
- Share of freehold





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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

As you approach this imposing Victorian villa on Eaton Gardens, you cannot fail to be impressed by the elegance of the building, which is set back from the road with its own drive, flanked by trees. The apartment itself is equally welcoming, with the front door opening to a large central entrance hall, off which all the rooms are arranged. The flat has fantastic high ceilings which add to its elegance and spaciousness. In the living room there is a fireplace, with a cast iron insert, as the focal point of the room, and a huge sash window is dressed with white shutters. The current owners have very recently had a Wren kitchen installed. The units are in forest green, and include a large larder cupboard. There is a white ceramic butler sink, with a brushed brass mixer tap and flexi-hose, a Bosch electric fan oven, a Bosch induction hob, integrated fridge/freezer, integrated slimline dishwasher and space for an integrated washing machine.

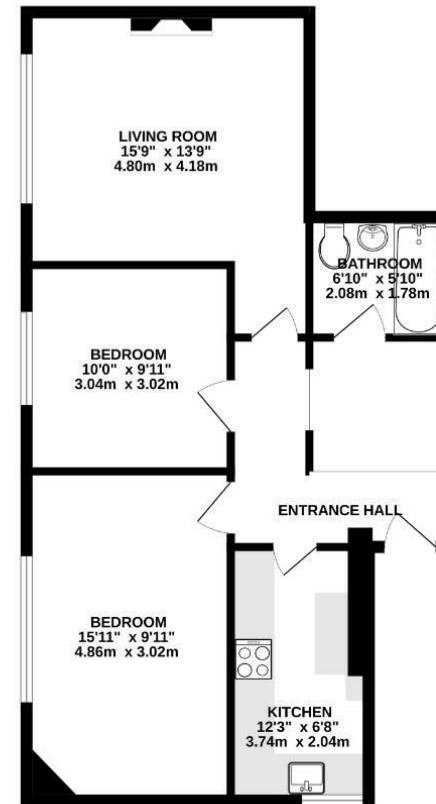
Both the bedrooms have large shuttered windows like the living room, and the main bedroom is a particularly generous size. The whole flat is beautifully presented and decorated in contemporary tones. The bathroom has a shower over the bath with a fixed shower head and a modern white suite.

Eaton Gardens is a wide, tree-lined, residential road, which runs parallel to The Drive in Hove. This is a superb location for anyone who needs to commute to London or who uses the train regularly, as Hove station is only a five minute walk. The area around the station is a busy community, with two pubs, The Watchmaker's Arms and The Station, as well as Small Batch Coffee, a number of small retailers and a great fish and chip shop. Heading south from the apartment, Church Road is home to Hove's thriving cafés, restaurants and bars, artisan bakeries, florists, hairdressers, a post office and pretty much anything you could need. Buses along Church Road run straight into the city centre, or if you prefer to walk, you can be in the Brighton Lanes in half an hour. The seafront is easily accessible as you can walk there from the flat in only ten minutes.



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TOTAL FLOOR AREA: 654 sq. ft. (60.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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