



4,10 Eaton Gardens

Hove, BN3 3TP

An immaculately presented, THREE DOUBLE BEDROOM apartment on the raised ground floor of a converted mansion house that measures 1149 sq ft/106 sq m in a central Hove location near Hove mainline station and the café culture of Church Road, with the added benefit of its PRIVATE CAR PARKING SPACE.

Offers In The Region Of £700,000

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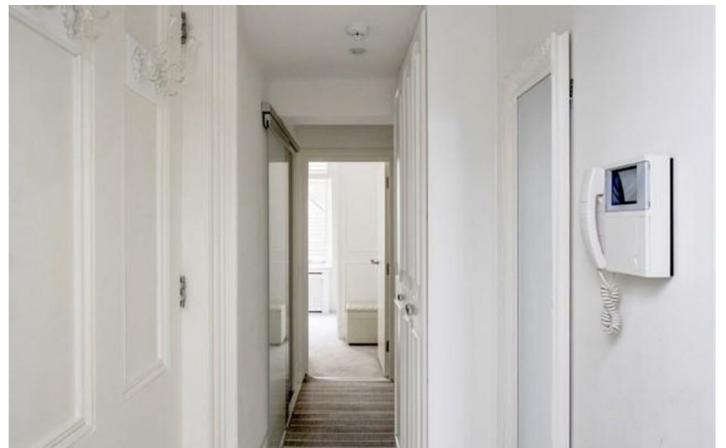
Eaton Gardens is considered to be one of the best roads in central Hove which is a wide tree lined road and has some beautiful double fronted Victorian houses. George Street and Church Road has an array of bars, restaurants, shops and local amenities that can be found very close by, as can Hove mainline station which is a few minutes' walk away providing commuter links to London. Hove's seafront and the promenade are also a stone's throw away and Brighton City Centre a short walk beyond.

Through the elegant communal entrance hall which shows off the history of such a magnificent building with the flats front door opening into the entrance hall. The open plan living room and kitchen are stunning and perfect for entertaining. Tall sash bay windows to the front have Plantation shutters and is west facing allowing light to flood the room. The kitchen itself has a luxurious feel with Corian work tops and a seating area in the side bay window. All appliances are integrated. Above the kitchen is a mezzanine area with a partially glazed floor that overlooks the living room, a useful space to be used as a study area or merely lounging quietly with a book. The three bedrooms are located at the rear of the flat with the master bedroom having built in wardrobes and an en-suite shower room with under floor heating. The main bathroom/WC has a freestanding bath, fitted mirrored TV in the wall and underfloor heating.

In summary, this is an apartment that would suit someone with discerning taste that appreciates the blend of period features with modern styling and is offered for sale with no onward chain and a share of the freehold. Additionally, there is an allocated off road parking space.

Share of freehold, lease has 103 years remaining, maintenance £2600 pa





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
Band: C**

Energy Efficiency Rating		Current	Potential
102-155 (A)	101-120 (B)		
81-100 (C)	65-80 (D)	68	71
62-80 (E)	45-64 (F)		
45-61 (G)	1-44 (G)		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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