



## 7 DUBARRY HOUSE

HOVE, BN3 6HP

LEASEHOLD

Superb second floor apartment in this historical perfume factory overlooking Hove mainline station. Beautifully presented throughout this stunning apartment really must be seen to appreciate. Built in circa 1924 this well maintained iconic building is packed full of character and is perfect for modern day living with bright and spacious accommodation comprising; two double bedrooms, two bathrooms (one Ensuite) and fantastic open plan living area with stunning kitchen. Natural light floods in through large original windows increasing the sense of space throughout. There is a communal roof terrace, the perfect place to enjoy all day sun and far reaching views across the City towards the Sea.

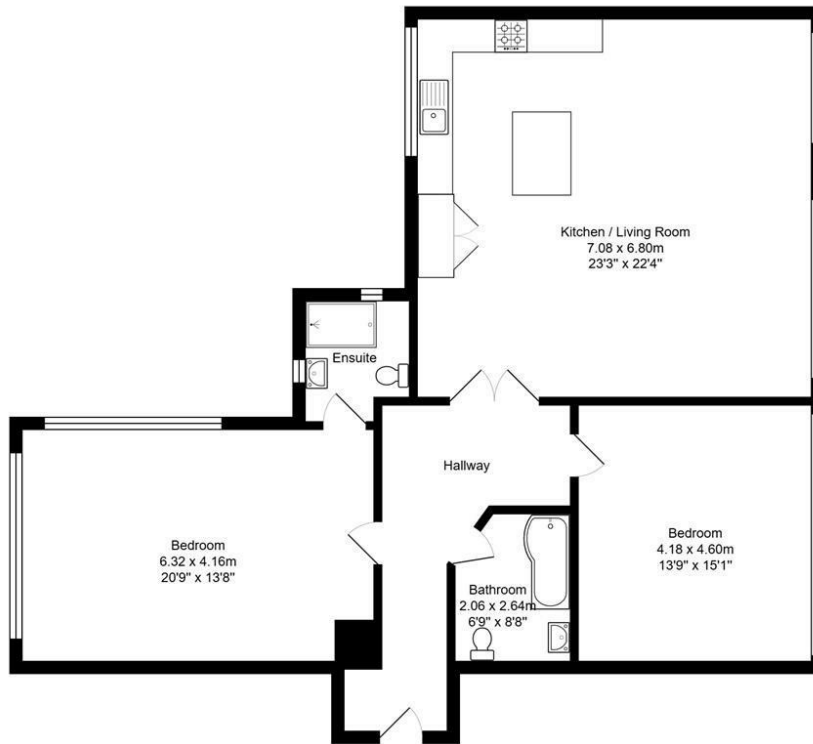
This unique building has the added benefit of being in such a great location with popular shops, cafes, restaurants and amenities close by in all directions including Hove Park, Hove Seafront, Church Road and Seven Dials to name a few.

Nicholas  
James

SALES LETTINGS AUCTIONS



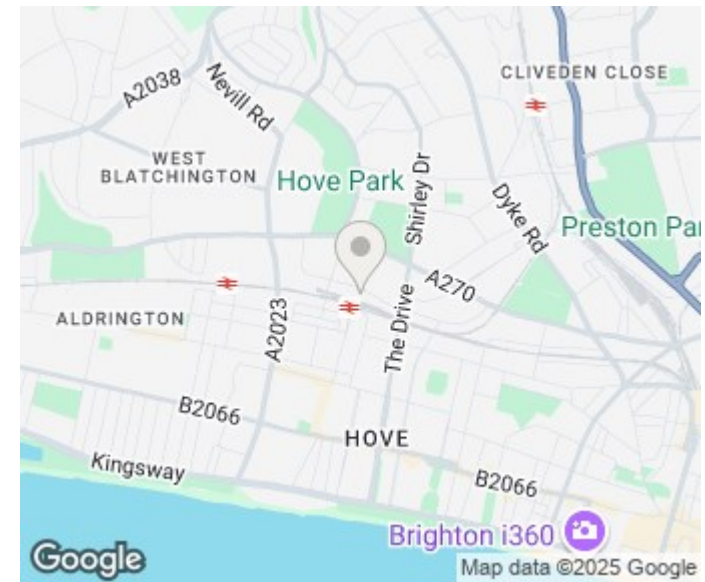




Dubarry House Hove Park Villas Hove

Total Area: 105.5 m<sup>2</sup> ... 1135 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 78        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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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