



## VERIC EATON GARDENS HOVE, BN3 3UB

£450,000  
SHARE OF FREEHOLD

Nestled in the desirable Eaton Gardens area of Hove, this spacious third-floor apartment offers a delightful blend of modern comforts and convenience. The property is perfect for individuals, couples, or small families seeking a modern living space benefiting from; two well-proportioned double bedrooms with built in wardrobes, a generous double aspect lounge diner with pleasant views, providing an inviting area for relaxation and entertainment, a nice size kitchen breakfast room, a family bathroom and an additional separate W.C.

One of the standout features of this home is the charming west facing balcony, which boasts stunning rooftop views, ideal for enjoying a morning coffee or unwinding after a long day. The apartment is designed for easy living, with a practical layout that maximises space and natural light.

Additionally, this property comes with the added benefit of an allocated covered parking space, a passenger lift and a private storage cupboard on the ground floor.

Eaton Gardens is a sought-after location in central Hove, offering a vibrant community atmosphere with easy access to local amenities including shops, cafes, restaurants, parks, and the beautiful Hove seafront. Hove Mainline Station is also just a short walk away providing excellent direct access to London.

The apartment is being sold with the share of freehold and no ongoing chain.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





## Flat 25 Veric

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

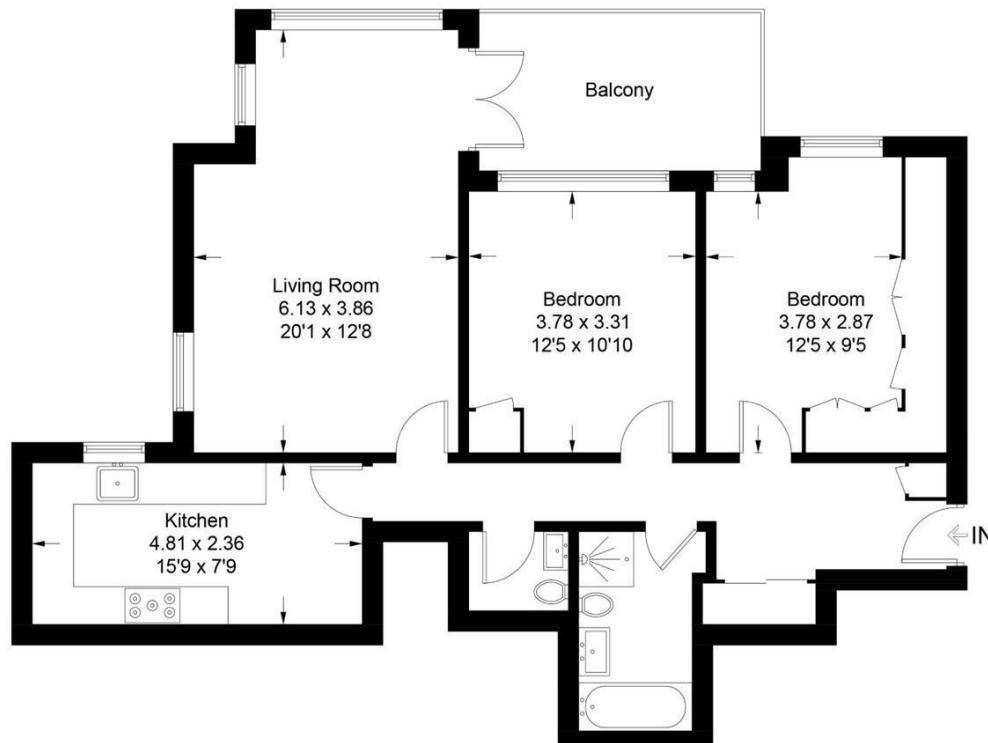


Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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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