



## 11 SUSSEX COURT, EATON ROAD HOVE, BN3 3AS

SHARE OF FREEHOLD

Guide Price £400,000 - £425,000. Fantastic first floor apartment in central Hove with share of freehold, allocated parking space and no onward chain.

This superb apartment benefits from plenty of natural light and good sized rooms combining to create a real sense of space throughout. The well presented accommodation comprises; two double bedrooms, large bathroom, ensuite shower room, additional WC, and impressive triple aspect open plan living area. Additional benefits include plenty of built in storage and delightful communal garden.

This central Hove location is perfect to enjoy all the City has to offer being within moments of popular shops, cafes and restaurants along with Hove seafront a short stroll away. Hove mainline station is easily accessible offering regular and direct links to London.

\*Please note that some of this property's images have been edited to include virtual furniture\*

# Nicholas James

SALES LETTINGS AUCTIONS





## Flat 11 Sussex Court

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft

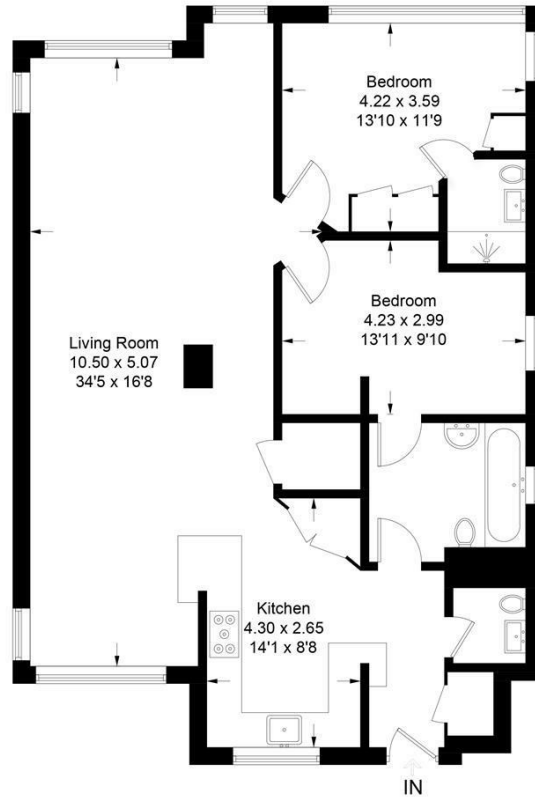
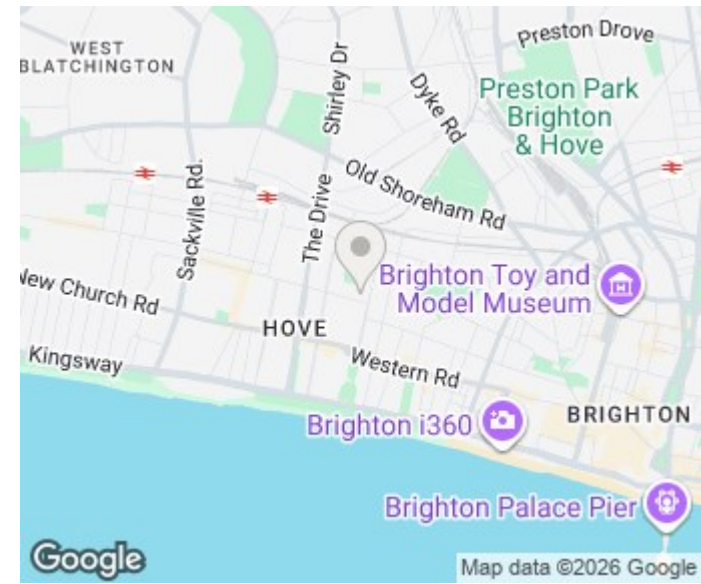


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228742)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS