



14 Vanbrugh Court | 9-11 Eaton Gardens | Hove | BN3 3TN

Asking Price Of **£450,000**



This contemporary, neutral and bright two bedroom apartment is located in popular Eaton Gardens in central Hove. The property is situated on the first floor of a sought after development and benefits from a garage, two bathrooms (one ensuite), West facing balcony and a share of freehold.



Key features:

- Two Double Bedroom Apartment
- First Floor (With Lift)
- Two Bathrooms (One Ensuite)
- Beautifully Refurbished
- West Facing Lounge
- West Facing Balcony
- Refurbished Contemporary Kitchen
- Sought After Residential Location
- Garage
- Share Of Freehold

 2 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL

The property presents beautifully throughout. Situated on the first floor which is accessible via a lift this immaculate apartment is positioned to the rear of the building and benefits from a Westerly aspect. The light hallway offers access to all rooms, the 18ft lounge and master bedroom both have access to a 15ft West facing balcony. The master also features ample wardrobe space and a modern ensuite shower room. The contemporary refurbished kitchen showcases white cupboards, ceramic sink and a tasteful marble effect tiled floor and worktop. Thoughtfully designed, the kitchen has integrated appliances including Bosch oven, induction hob, extractor fan and dishwasher. There is also an integrated fridge/ freezer and space and plumbing for a washing machine. The family bathroom comprises a bath tub with shower overhead. There is further storage off the hallway and in the double second bedroom.

EXTERNAL

Secure garage and maintained communal gardens.

TENURE & OUTGOINGS

Share Of Freehold

Service Charge - approx. £1,087 bi-annually
(Includes water)

LOCATION

Positioned on the west side of sought after Eaton Gardens, a short walk from popular Church Road which accommodates many of Hove's best restaurants, cafes and shops. Conveniently located a short walk from Hove train station and the seafront is approximately 0.5km in distance. Bus services into Brighton run near by.

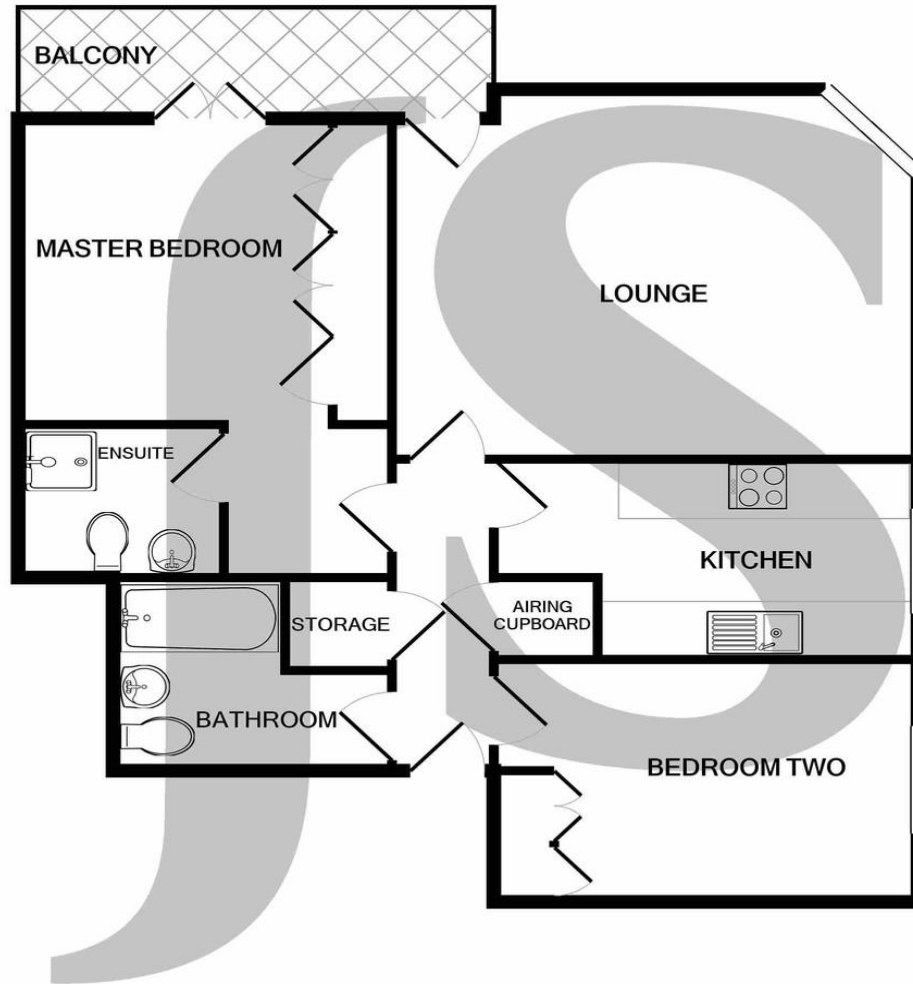
LOUNGE 18' 00" x 13' 04" (5.49m x 4.06m)

KITCHEN 14' 01" x 7' 03" (4.29m x 2.21m)

MASTER BEDROOM 16' 06" x 10' 05" (5.03m x 3.18m)

BEDROOM TWO 14' 01" x 8' 09" (4.29m x 2.67m)





TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



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Property Details:

Floor Area: (75 sqm) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band