



## 16 EATON ROAD

HOVE, BN3 3PJ

LEASEHOLD

GUIDE PRICE £500,000 - £525,000. Perfectly located on Eaton Road, in this vibrant area of Central Hove, is this exquisite raised ground floor apartment offering a perfect blend of modern living and unique design and still retaining the period charm. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a comfortable retreat by the coast.

You will be greeted by stunning high ceilings creating an airy and inviting atmosphere throughout the home. The impressive lounge diner with bay window to front, has to be one of the highlights of this gorgeous apartment. The kitchen space also featuring a superb vaulted glass ceiling, is another true highlight, providing both functionality and bespoke style for culinary enthusiasts. The apartment also includes two well-appointed bath/ shower rooms.

Whether you are looking to make this your new home or an investment opportunity, this apartment on Eaton Road presents a remarkable chance to enjoy the best of Hove living.

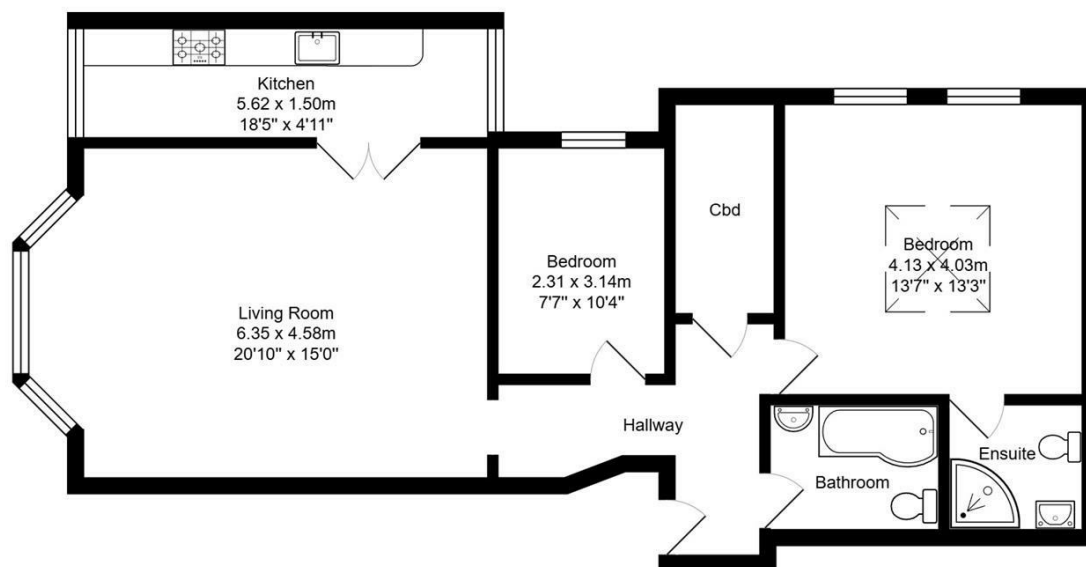
With its prime location, you will find yourself just a short distance from local amenities, Hove Train Station, parks, and the beautiful seafront, making it an ideal spot for those who appreciate both convenience and leisure and great transport links to London. Do not miss the opportunity to view this exceptional property.

Nicholas  
James

SALES LETTINGS AUCTIONS







Eaton Road, Hove, BN3 3PJ

Total Area: 85.0 m<sup>2</sup> ... 915 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	68
(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

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