Robert Luff & Co

8 Queens Gardens, Hove

Share of Freehold - Guide Price £700,000

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Description

*** GUIDE PRICE £700,000 - £750,000 ***

GENEROUSLY-SIZED AND SUPERBLY PRESENTED ONE BEDROOM APARTMENT SET ON THE RAISED GROUND FLOOR OF A DISTINGUISHED AND RECENTLY RESTORED GRADE II LISTED BUILDING LOCATED ON HOVE SEAFRONT; ENJOYING UNINTERUPTED VIEWS ACROSS HOVES ICONIC BEACH HUTS TOWARDS THE SEA, A HANDY STORAGE LOCKER, PRIVATE MEETINGS CAN ALSO BE HELD IN THE RESIDENTS LOUNGE.

Situated on the raised ground floor of this most impressive and pleasingly symmetrical yellow brick Victorian building, this considerable home enjoys all the indulgences of modern living within a historic setting. Immaculately presented throughout, the apartment boasts a large open plan lounge, designer kitchen with integrated Bosch appliances and dining area with beautiful parquet oak flooring, bespoke fitted shutters and underfloor heating. Adjacent is a spacious double bedroom with direct sea views and fitted wardrobes, an elegant shower room and a handy utility room can both be accessed from the hallway. The property has an extensive bicycle storage area and an additional locker.

A chic residents lounge with full IT services and a meeting room offers a sophisticated spot to gather with friends, work from home or hold appointments.

Only moments away from the heart of Hove, when it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton City centre are all close at hand with a wide variety of both independent and high street stores. A short stroll up Second Avenue brings you to the popular Baked café which showcases the work of local artists alongside its locally sourced food, while the iconic i360 and Lawns Cafe is down on the seafront.

Hove mainline station with its convenient commuter links is within walking distance and there are regular buses into the centre of Brighton and up to the South Downs.

Queens Gardens is located in parking zone N.







Key Features

- AN OUTSTANDING ONE BEDROOM RAISED GROUND FLOOR APARTMENT
- CONCIERGE SERVICE
- SECURE UNDERGROUND PARKING
- GRADE II LISTED BUILDING
- HIGH CEILINGS
- DIRECT SEA VIEWS
- IMPECCABLY PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- STORAGE LOCKER
- 72 SQM







Open plan Kitchen / Lounge / Diner
8 x 5.4 (26'2" x 17'8")

Bedroom
5.04 x 2.9 (16'6" x 9'6")

Bathroom
2.20 x 2.20 (7'2" x 7'2")

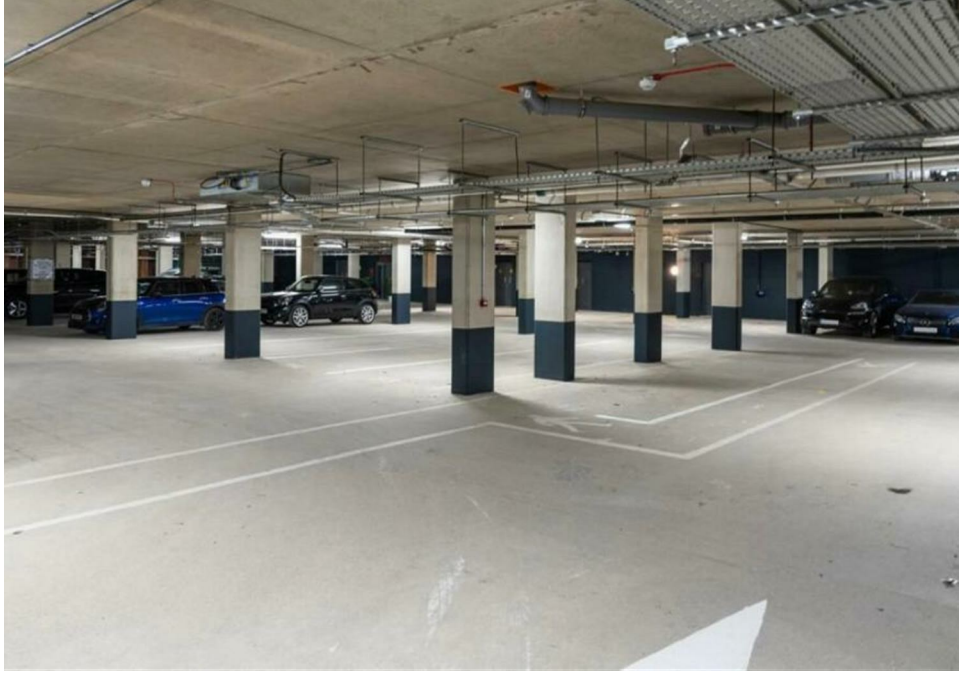
AGENTS NOTES
SHARE OF FREEHOLD - 999 YEAR LEASE FROM 2020
SC: £3287.70
GR: PEPPERCORN
COUNCIL TAX: C











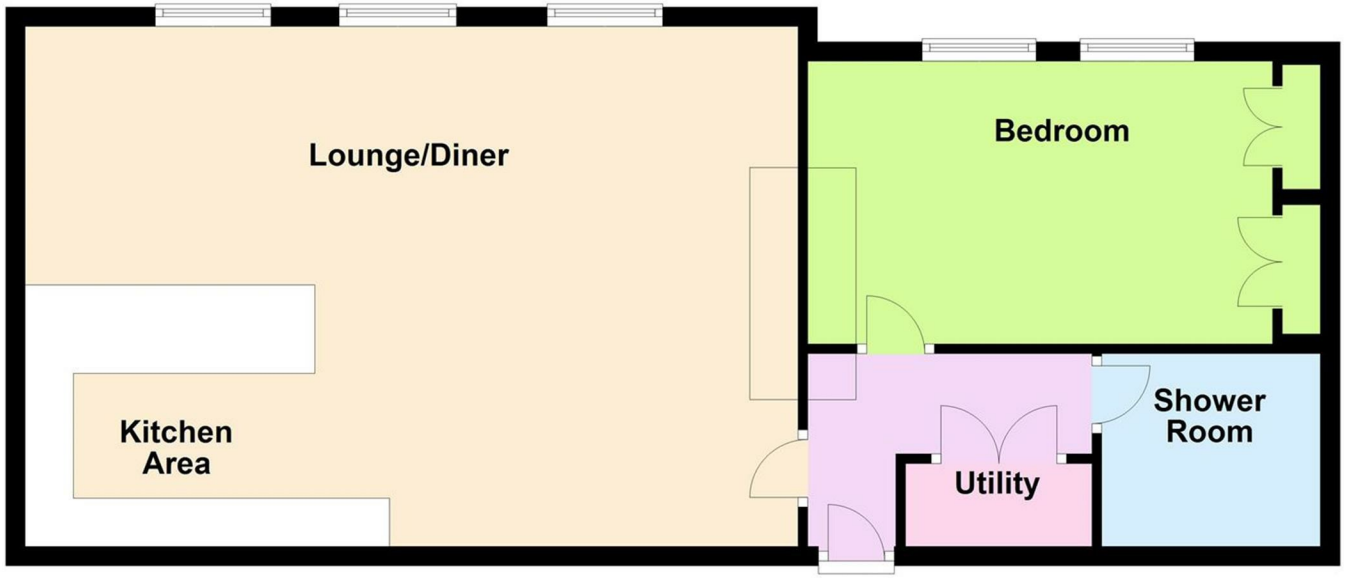




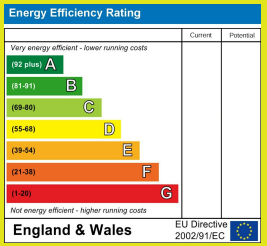


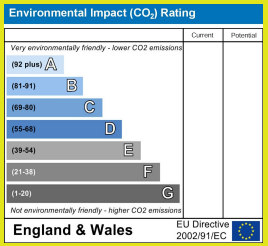
Floor Plan 8 Queens Gardens

Floor Plan









The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk
28 Blatchington Road, Hove, East Sussex, BN3 3YN
01273 921133 |