

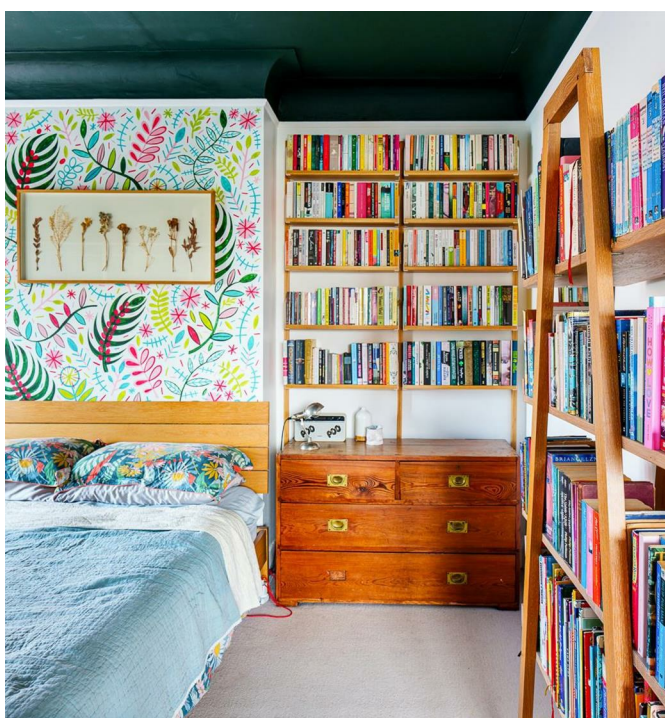
H&N



Mornington Mansions Hove

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EST. 1990





Mornington Mansions, Hove, BN3 4JS

Offers in excess of £350,000

A light and spacious two bedroom apartment situated in a purpose built Art Deco building which showcases the stunning decorative arts features and architecture of this period, adding character and charm throughout the living space. There are two generous size bedrooms, modern fitted kitchen and bathroom, living room and dining room, ideal for entertaining.

Location is key, and this property does not disappoint. Situated near the vibrant Hove seafront, residents can enjoy leisurely strolls along the beach or partake in the large selection of local restaurants and coffee shops. Additionally, the mainline train station is conveniently close, making commuting to Gatwick and London easy.

This flat is a perfect choice for those seeking a stylish home in a sought-after area, combining the charm of a period property with the benefits of modern living.

Accommodation

This property has a wealth of period features both externally and internally, the main entrance is located in Roman Road and there are only two other flats that share this access. There is beautiful Art Deco leaded designed glass windows in and around the front door to this exceptionally light apartment.

Spanning an impressive 732 square feet, the apartment comprises of two reception rooms, providing ample space for both relaxation and entertaining. The dual aspect south-facing living room has a working log burner, a particular highlight, boasting far reaching views over roof tops towards the sea which creates a serene atmosphere.

The layout of the apartment is thoughtfully designed, featuring a west facing dining room that flows seamlessly into the kitchen. The fitted kitchen includes a Neff integrated fan oven and there is a gas hob set into the solid wood work surfaces, a butler sink is also a charming feature in this room. There is appliance space and provisions for a washing machine and fridge freezer, a door provides direct access to outside with steps down to the well-kept communal garden, perfect for enjoying the outdoors or hosting gatherings with friends and family.

There is a generous sized double bedroom with ample space for storage, the second bedroom is dual aspect with a sea view in one direction and a feature square bay window. The contemporary bathroom adds a touch of modern luxury with a new bath with mixer shower that has a rain head feature as well as a hand held attachment. A vanity wash hand basin and W.C complete this modern suite.

The exceptional light that flows through the whole of this property and period features including high ceilings and original doors, all add to this being a comfortable and welcoming home.

Location

Mornington Mansions is located on New Church Road, near Wish Park and Hove Seafront. Portslade train station is only approximately half a mile in distance with direct services to Gatwick and London Victoria, this location is also on many of the

main bus routes for the city and beyond. Hove seafront is at the bottom of this road, where you'll find Hove's newest beach Park development. This inclusive space enjoys an outdoor sports hub with a café and terrace, beautiful landscaped areas, wheeled sports areas including a skate plaza, pump track and roller area, as well as tennis courts and more! Hove Lagoon is also easily accessible.

Independent shops, cafes and local amenities are all close by in Portland Road, Richardson Road and Church Road. In addition, Boundary Road located at the west end of New Church Road, is a local thoroughfare where shops, independent businesses, restaurants and convenience stores can be found.

Additional information

EPC rating: E

Internal measurement: 732 Square feet / 68 Square metres

Tenure: Leasehold with Right to Manage - 113 Years remaining on the Lease

Maintenance charges: £2,000 per year (£1,000 every six months)

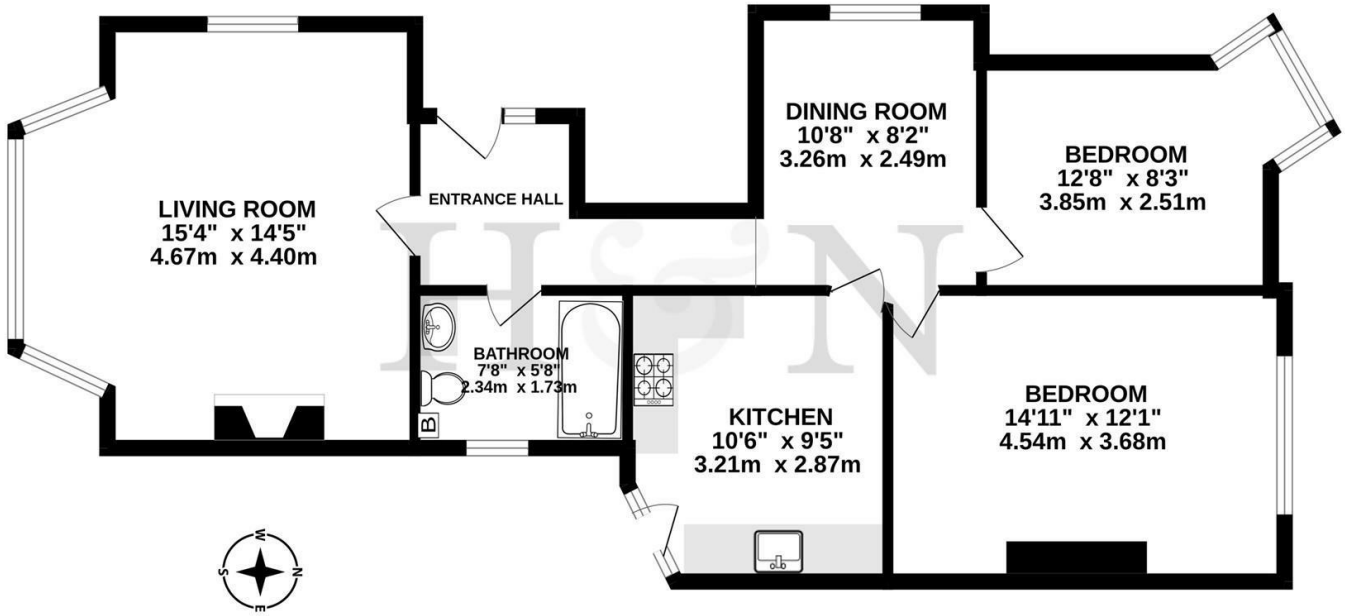
Ground Rent: £120 per year

Heating: Gas central heating to radiators

Council tax band: B

Parking zone: W

SECOND FLOOR



TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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