



Sackville Gardens  
Hove

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# Sackville Gardens, Hove, BN3 4GJ

**\*\*Guide Price £275,000 to £300,000\*\*** A spacious (743 sq ft | 69 sq m) first-floor, split level flat located in a sought after avenue off Hove seafront, providing a perfect blend of modern living and period features. Spanning an impressive 743 square feet (69 Sqm) with high ceilings, this spacious one-bedroom apartment has an exceptional amount of storage throughout the accommodation.

An ideal property for those seeking a comfortable home in a desirable location, with the vibrant community, eateries, bar's and shops of Hove in close proximity. Whether you are a first-time buyer, looking for an investment or downsizing, this charming flat is sure to impress.

The impressive Victorian building was constructed in the 1890's, this apartment is situated on the first floor and is accessed via the steps to one side. Once inside the property you have an entrance hall that leads to the bedroom on your left and the remainder of the rooms to your right, there are three large built in cupboards within the split level hallways making it easy to keep your living space tidy and organised. The generous reception room includes an attractive original fireplace and a lovely bay window, allowing natural light to flood the space while offering picturesque leafy green views. This inviting room is perfect for both relaxation and entertaining guests and has high ceilings which are a feature throughout the property.

The well-appointed kitchen features a range of units and ample work surfaces on three sides, making it a practical space for culinary enthusiasts, there is an integrated oven and ceramic hob as well as space and provision for a washing machine. The modern shower room is complemented by a separate W.C, ensuring convenience for residents and visitors alike.

The bedroom has another attractive original Victorian fireplace and a bay window with tree top views.

## Location

This property is situated on the south side of New Church Road, just moments from the the beach, promenade and the ever popular Hove beach development. Hove mainline train station is approximately one mile away with direct and regular service to Gatwick airport and London.

A regular bus service providing access to all parts of the city and beyond can be found on New Church Road and the Kingsway, local shops and eateries are nearby in Portland Road and Richardson Road, Church Road, Hove's main thoroughfare and Hove shopping district are located in and around George Street, Church Road and Blatchington Road which is less than a mile in distance and where there is an array of independent and high street chain establishments, local bar's, eateries and restaurants. Hove Park (40 acres) is approximately a mile away and Wish Park less than a mile.

## Additional Information

EPC rating: E

Internal measurement: 743 Square feet / 69 Square meters

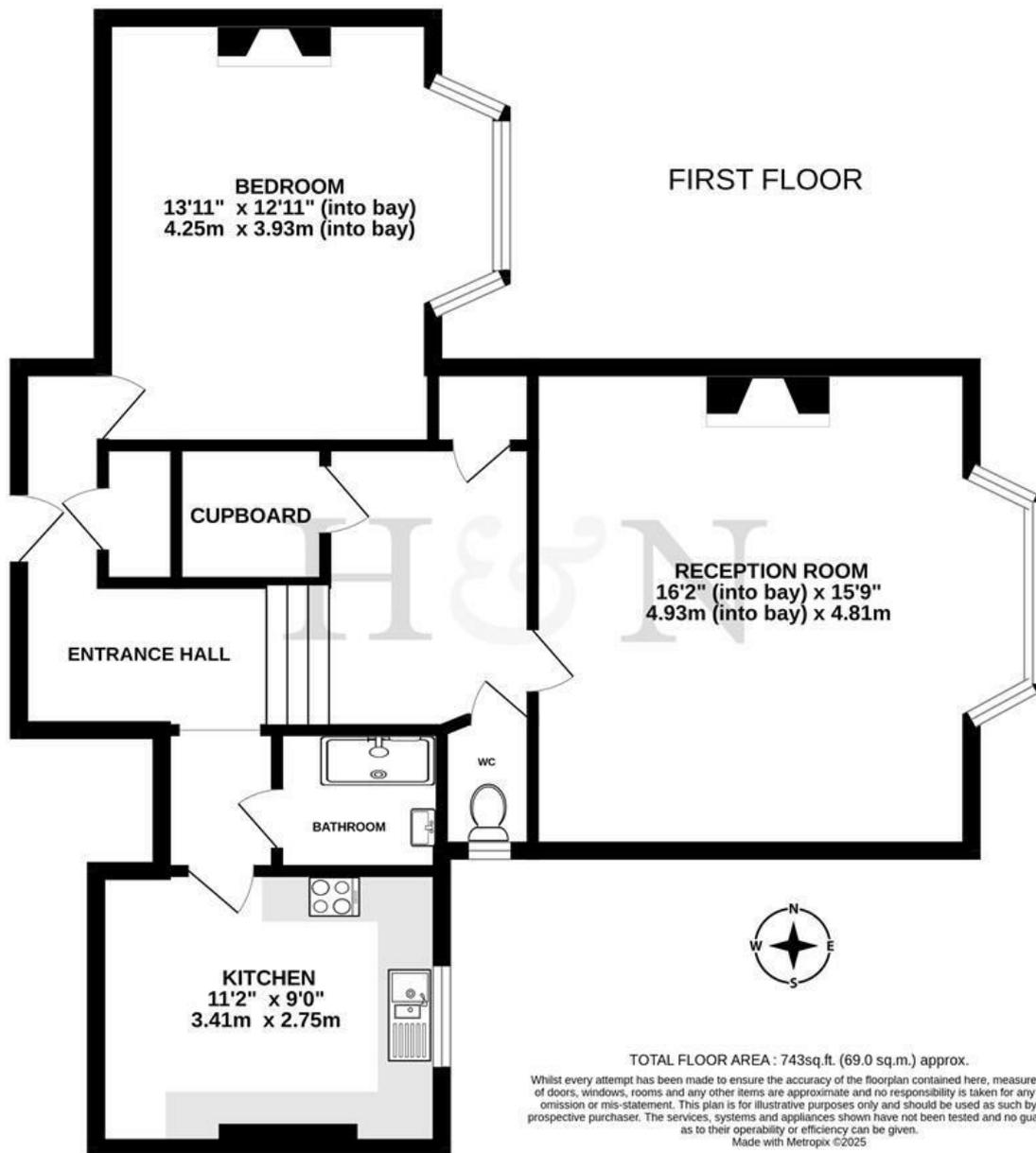
Tenure: Leasehold, 130 years remaining on the Lease

Maintenance charges: £1,818 per annum

Ground Rent: £125 per annum

Council tax band: D

Parking zone: R



#### VERY IMPORTANT NOTES

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 an 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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