

£600,000



Medina Terrace

Hove, BN3 2WL

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EST. 1990



# Penthouse, Medina Terrace, Hove, BN3 2WL

A Penthouse suite located on the top floor of an impressive, stucco-fronted Grade II listed building overlooking Medina Lawn. This beautiful home has a private terrace accessed from the living room with far reaching sea and coastal views towards Brighton Pier and beyond.

This rarely available two bedroom property is in a highly desirable beachside location with split level reception room, contemporary fitted kitchen with integrated appliance, modern bathroom and main bedroom with ensuite shower and built in wardrobes to one side. Sold with a share of the freehold interest and no onward chain.

## Location

Medina Terrace is one of Hove's most sought after locations forming part of the Cliftonville conservation area. This property is situated overlooking the prestigious Hove Lawns and sea front, an outstanding area with easy access to the King Alfred Leisure Centre, local restaurants, eateries and bus routes.

Church Road thoroughfare with its boutiques and wine bars are very close in addition to George Street's main shopping area, Hove mainline train Station is approximately 0.8 miles in distance. Ideally positioned next to the seafront and promenade but yet far enough away to enjoy a quiet tranquil setting, this location really does have it all!

## Apartment

The property is approached from the grand period entrance with the original staircase rising to the third and fourth floor accommodation. The reception room is exceptionally light and spacious, it is split level with sliding doors opening to the terrace which expands the width of the property. There are panoramic sea views seen from this amazing space which has the kitchen to one side with space to dine, the terrace is ideal for seating and outside entertaining. There is solid wood

flooring throughout, integrated kitchen appliances include a fridge freezer, dishwasher and washer dryer, there is also an integral fan assisted oven and inset gas hob.

In the largest of the two bedrooms there are sea views, two built in double wardrobes and a shower enclosure with mixer shower over, the second bedroom also has rear aspect sea views. The bathroom is fully tiled with a modern white suite and there is a mixer shower over the bath with a glazed screen.

## Additional Information

EPC: E (Listed building - EPC exempt)

Internal measurement: 62 Sq m / 668 Sq ft  
(Approximately)

Heating: Gas central heating to radiators, Vaillant boiler, annually serviced.

Tenure: Share of Freehold - Lease 125 years from 25th March 2004

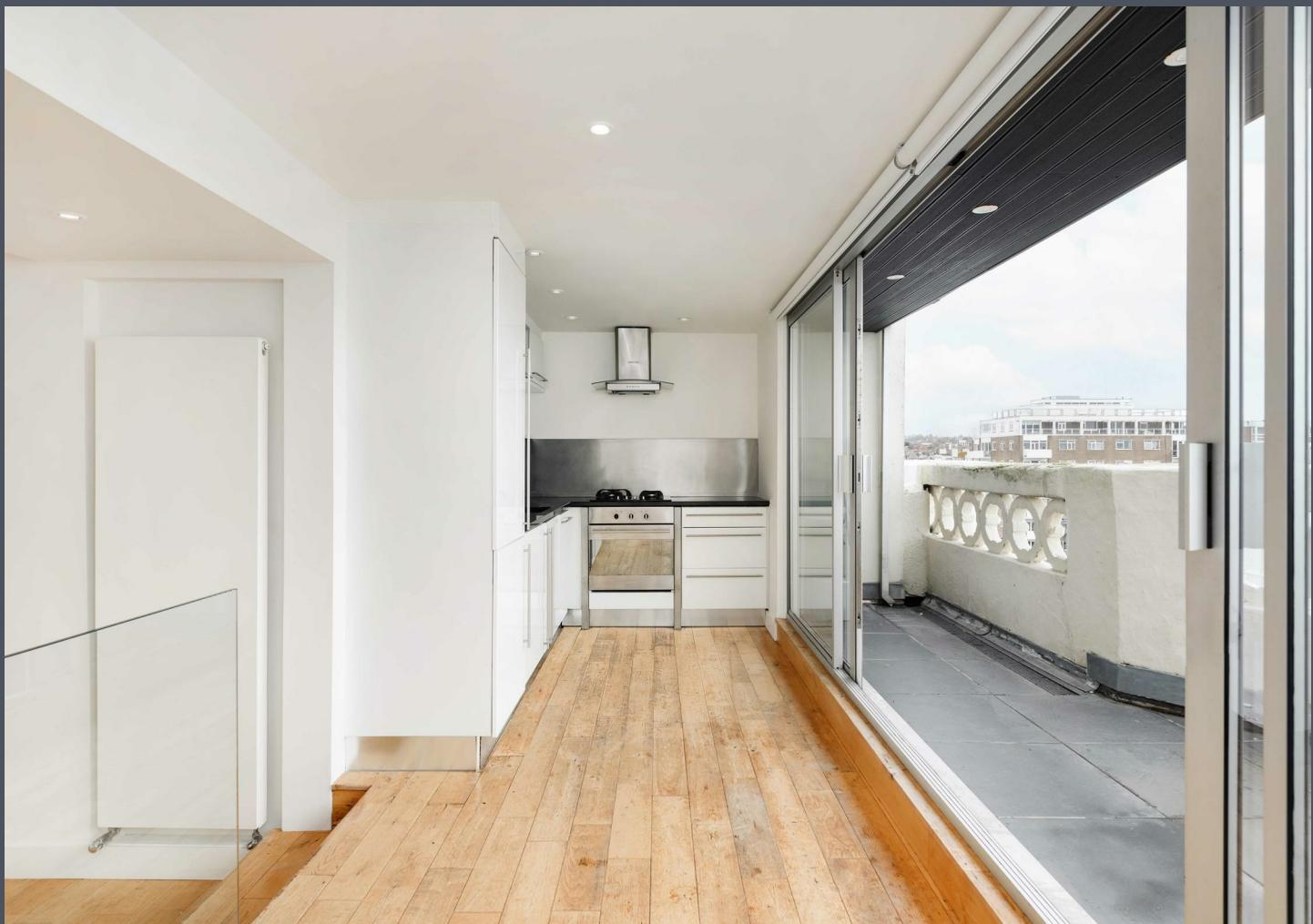
Maintenance charges: approx. £2,500 per annum

Council tax band: B

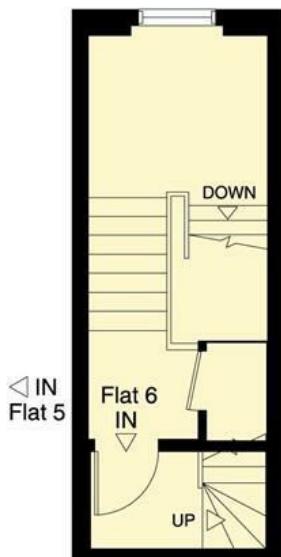
Residents permit parking: Zone N



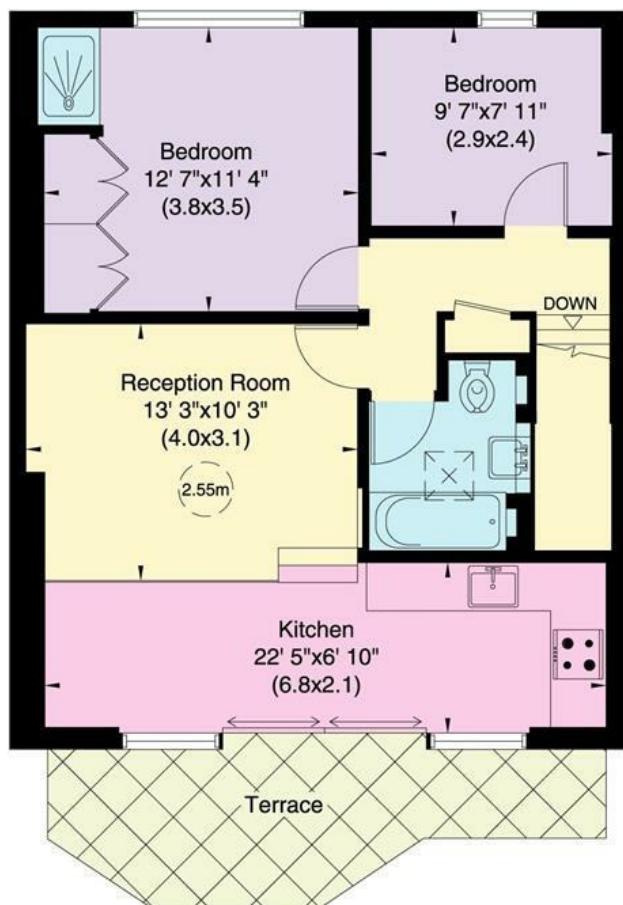
**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by 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.







Third Floor



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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