



80 Ashdown Eaton Road

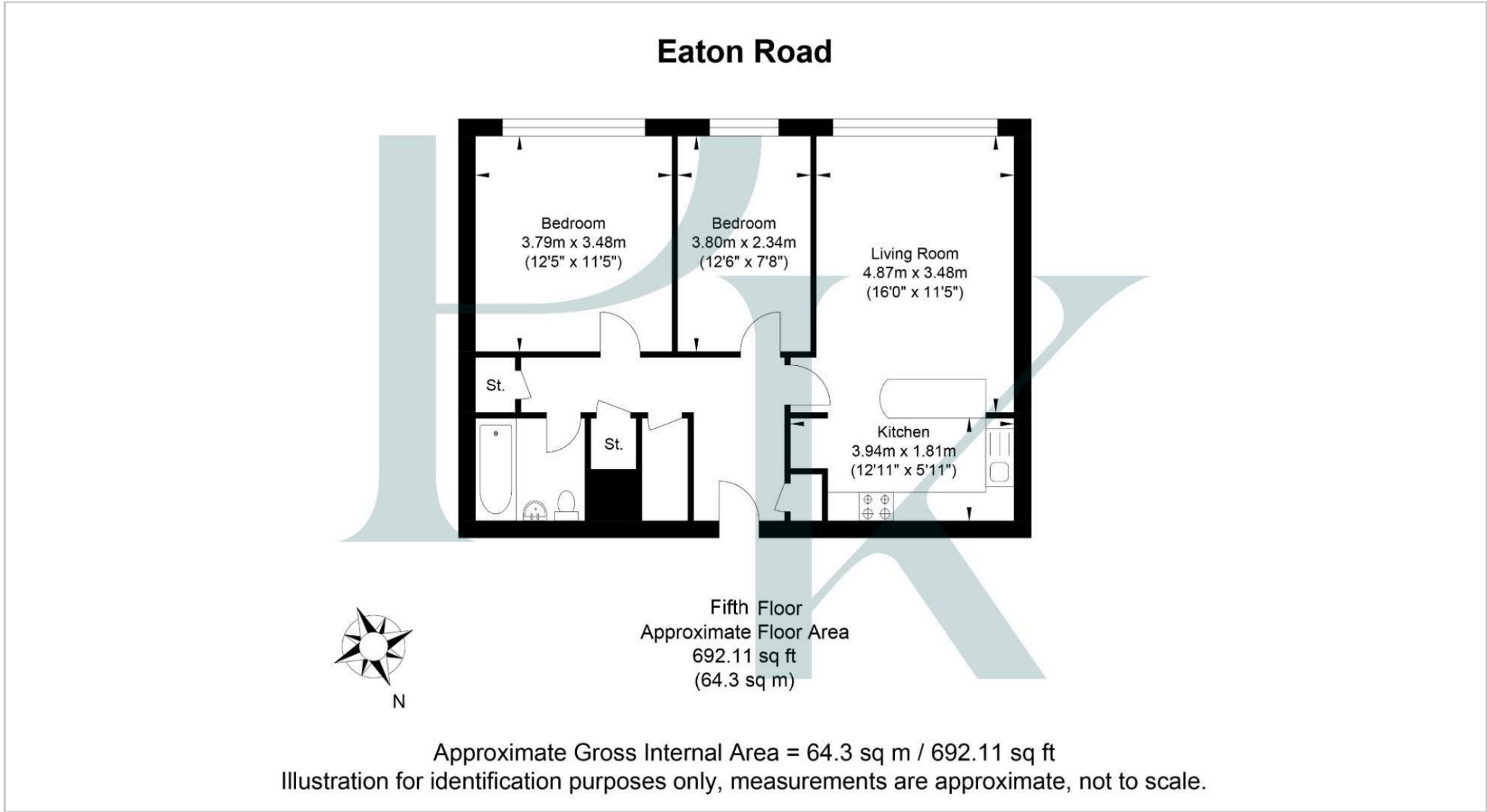
Hove, BN3 3AR

Price £325,000

A superb fifth-floor 64 Sq.Mt / 692 Sq.Ft apartment (with passenger lift) situated in the highly sought-after Ashdown block on Eaton Road, adjacent to Hove County Cricket Ground. This bright and spacious property enjoys a south-facing aspect from all rooms, offering rooftop views stretching down to the sea.

A very spacious and well laid out, two double bedroom apartment, located on the fifth floor (passenger lift), in this sought after block, with Church Road's many shops, cafes, bars and restaurants just one street away, along with Hove mainline railway station and Hove seafront both within comfortable walking distance.

The apartment is accessed via neat and tidy communal ways, with passenger lift taking you up to the fifth floor, once inside the property the accommodation comprises an entrance hallway, which has three large storage cupboards off of it and gives access to all of the rooms including the spacious open plan kitchen/living room, with the modern fitted kitchen at the rear of the room with ample base and eye level including integrated dishwasher, electric oven and induction hob, along with wooden work surfaces and a large breakfast bar. The apartment is flooded with light, having large panelled windows looking out to the South, over the rooftops and down to the sea in the living room and both of the double bedrooms. The bathroom is a good size, with a white suite including a bath with two overhead shower attachments, low level WC and wall hung wash basin, where there would have previously been a separate WC, this space has been well used making a utility room housing the washing machine.



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 77  | 78        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

Pearson  
Keehan