



12 Eaton Garden Mansions Eaton Gardens
Hove, BN3 3TN

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Guide price £700,000

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ELEGANT & SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH
LARGE WEST FACING TERRACE, PARKING & GARAGE – JUST MOMENTS
FROM HOVE STATION

Occupying the raised ground floor of a distinguished Victorian villa on one of Hove’s most sought-after tree-lined avenues, this exceptional apartment combines timeless period elegance with contemporary design. Offering over 1,180 sq ft of beautifully finished living space, it boasts a large private west-facing terrace, allocated parking, and a private garage.

Ideally located just a short stroll from Hove Station, the vibrant cafés and shops of Church Road, and the seafront, this home offers the perfect balance of convenience and tranquillity.

Step inside to a show-stopping 24ft reception room, featuring soaring ceilings, original cornicing, a grand bay window that floods the space with natural light, and a striking period fireplace – a stunning blend of grandeur and comfort.

The generously sized principal bedroom is a peaceful retreat, complete with a large bay window, high ceilings, and a luxurious en-suite shower room. The second double bedroom is equally spacious, ideal as a guest room, home office, or both.

The modern kitchen/breakfast room is stylish and practical, with high-gloss cabinetry, granite worktops, and integrated appliances. French doors lead directly to the sun-drenched private terrace, finished with composite decking – the ideal setting for al fresco dining, relaxing, or entertaining.

Further highlights include a contemporary family bathroom with jacuzzi bath, a separate utility room, allocated off-street parking, and the rare bonus of a private garage – perfect for secure storage, bicycles, or an additional vehicle.



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	
69	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan