

# 12 Eaton Garden Mansions Eaton Gardens

Hove, BN3 3TN

**Guide price £700,000**

\*Guide Price £700,000 – £725,000\*

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.

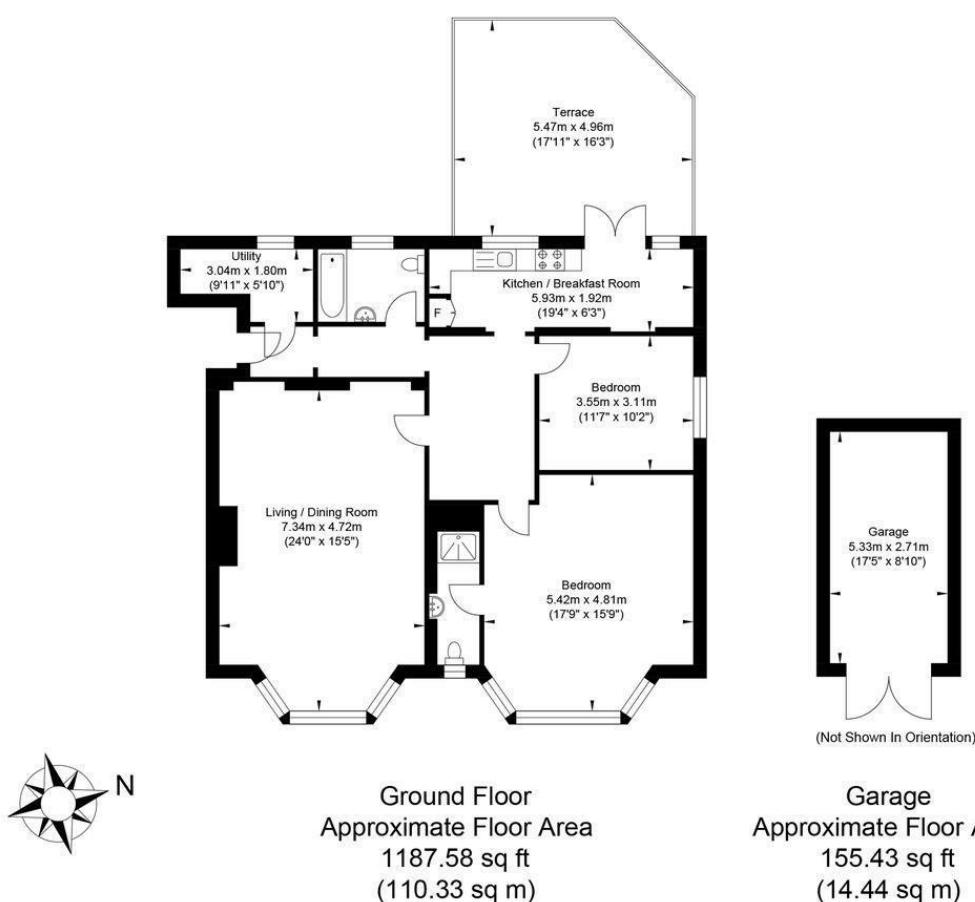
The generously sized principal bedroom is a peaceful retreat, complete with a large bay window, high ceilings, and a luxurious en-suite shower room. The second double bedroom is equally spacious, ideal as a guest room, home office, or both.

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.



## Eaton Gardens



Approximate Gross Internal Area (Excluding Garage) = 110.33 sq m / 1187.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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