



hamlyn  
smith.

Fonthill Road, Hove, BN3 6HD

£1,300 Per month

# hamlyn smith.



1 Bedroom



1 Reception



1 Bathroom

Beautifully presented one bedroom top floor flat in Fonthill Road, Hove. Fantastic location for commuters, close to Hove station. Views over the roof tops to Hove Park.

- One Bedroom Apartment
- Top Floor
- Close To Hove Station
- Energy Rating - D
- Council Tax Band - A
- Parking Zone - T
- Yellow Brick Victorian Conversion
- Unfurnished





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50 Goldstone Villas, Hove, BN3 3RS



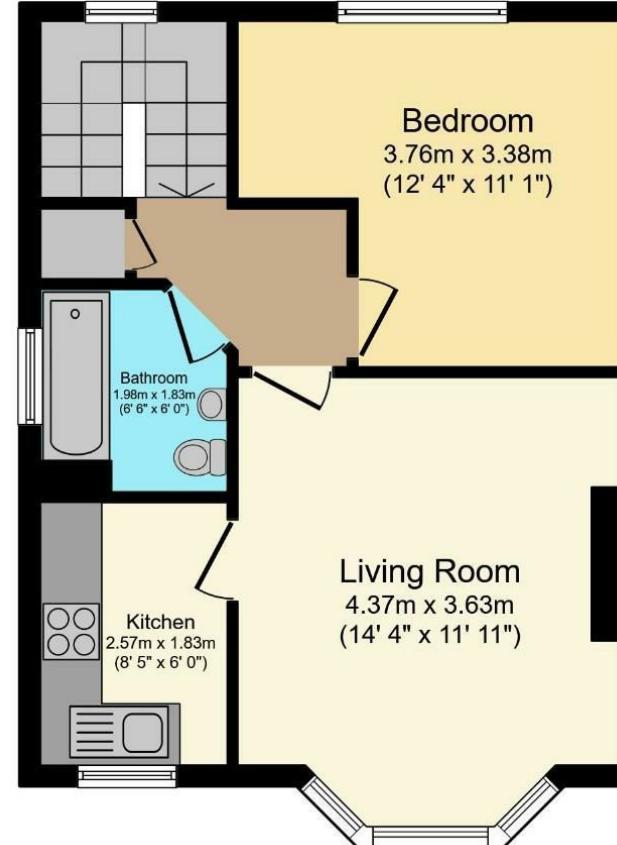
01273 762222



hello@hamlynsmith.co.uk

As you enter this top floor flat you will find yourself in a lobby, with space for coats, before climbing a staircase to a half landing, which has a magnificent 2.5 metre high window, facing west and with long views towards Hove Park. This window floods the entrance with light, which makes for a very welcoming return home. The living room is a lovely bright room with a large bay window facing east, which has white louvred shutters. There is concealed cabling for a wall-mounted television. The good size bedroom has west-facing windows with views of the park. This room is currently decorated in a lovely, contemporary, soft sage-green. The kitchen has white modern units with a solid wood counter-top with grey metro wall tiles. There is a gas hob and a Bosch fan-assisted electric oven. There is also an integrated Bosch slimline dishwasher and space for an integrated washing machine. The bathroom has white Victorian style fittings and metro tiles with contrasting grout. There is a thermostatic shower over the bath with a dual shower head.

Fonthill Road is a residential street, in a sought-after area of Hove. This enclave just north of Hove station is popular with families and commuters and is conveniently located, not just for the station, but also for quick access by car to the Old Shoreham Road, the A27 and A23. Hove Park, which covers almost 40 acres, is only a few minutes walk from the house and has a large and varied play area with something for children of all ages. Numerous fitness events and park runs take place here, there are tennis courts, a 3G football pitch, a basketball court, table-tennis tables, a climbing rock, and an outdoor gym. Alternatively, just relax on the grass under one of the beautiful trees, or have coffee and cake at the popular café.



**Floor Plan**

Total floor area 42.0 sq. m. (452 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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