



Eaton Court, Eaton Gardens, Hove, BN3 3PL  
**£285,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Eaton Court, Eaton Gardens, Hove, BN3 3PL

**£285,000**

A bright and spacious two-bedroom flat occupying part of the first floor of this extremely sought-after purpose-built block. The property is offered for sale in good decorative order throughout and benefits from excellent sized accommodation and an abundance of natural light, all set within this highly desirable central Hove location.





## Further Information

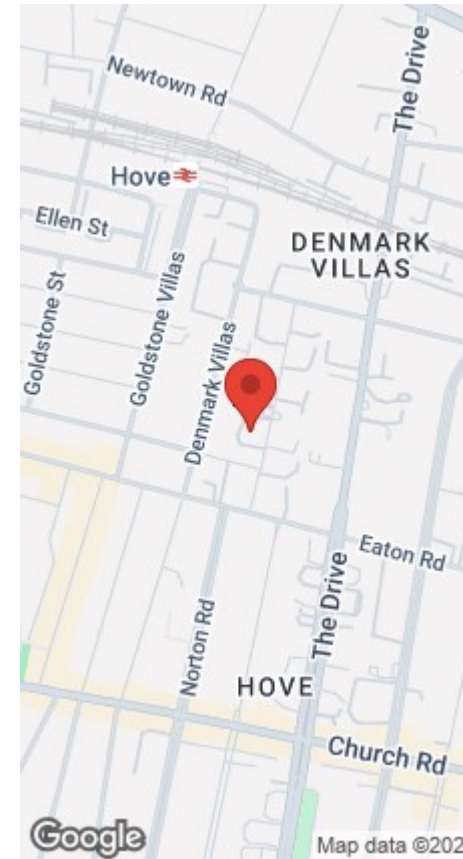
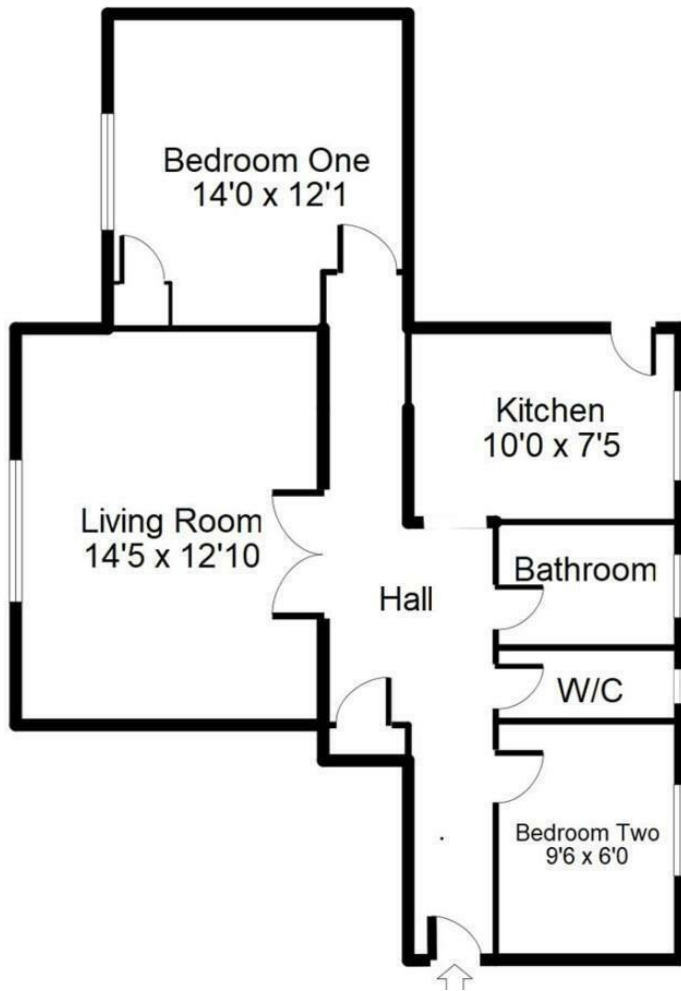
The accommodation comprises a particularly generous entrance hall providing excellent storage, a bright dual aspect living/dining room with a pleasant outlook, a well-proportioned principal bedroom, kitchen, bathroom, separate W.C., and a second single bedroom. Eaton Court is an extremely well-maintained block with highly maintained communal areas. The property further benefits from a right to manage and secure pushbike lockup space.

Positioned in a well-regarded part of Hove, Eaton Court on Eaton Gardens offers a great balance of convenience and a more residential feel. The property is within easy reach of Hove mainline station, providing direct links into London, while Church Road and George Street's range of shops, cafés and everyday amenities are all close by. The seafront is also within comfortable walking distance, making it easy to get down to the promenade when you want it, without being right in the middle of the busier areas. It's a spot that works well for day-to-day living, with everything you need nearby but a slightly calmer pace.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.