



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Orchard House, Park View Road, Hove, BN3 7AW
£450,000 - £475,000 Guide

Orchard House, Park View Road, Hove, BN3 7AW

£450,000 - £475,000 Guide

A delightful two-bedroom flat occupying part of the first floor of this highly sought-after purpose-built block, ideally positioned adjacent to Hove Park in a peaceful yet convenient location. The property benefits from a large south-facing balcony enjoying attractive views over Hove Park, a secure underground parking space, and a share of the freehold.





Further Information

The accommodation comprises a spacious entrance hall with good storage space, an impressive open-plan kitchen/living/dining room featuring a generous modern fitted kitchen and direct access to the balcony, a bathroom, and two double bedrooms, both with fitted wardrobes. The principal bedroom further benefits from an en-suite shower room and additional access to the balcony. The property further benefits from an allocated parking space, situated in the secure gated underground carpark. Presented in excellent decorative order throughout, this is a rare opportunity to acquire a superb apartment in an exceptional location, and early internal viewing is highly recommended.

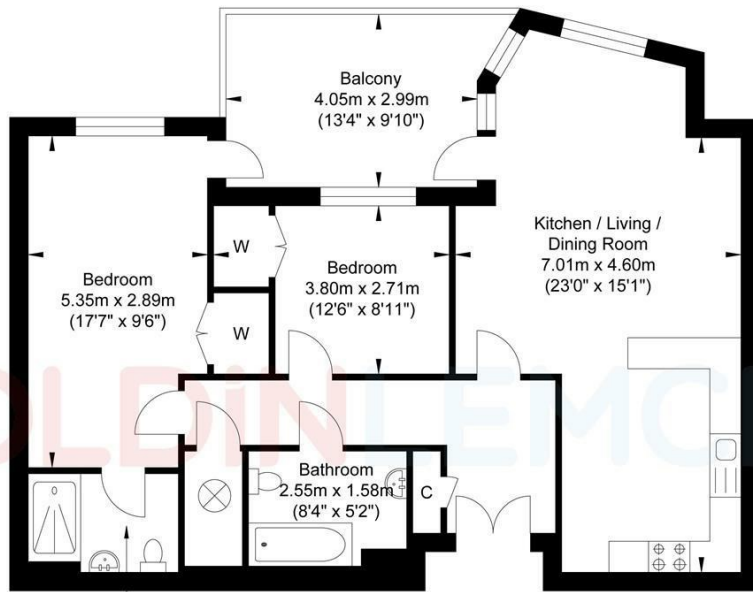
Being one of the most sought-after purpose-built blocks in Brighton & Hove, Orchard House is a peaceful and private development situated directly adjacent to Hove Park. The property is conveniently located close to a large Waitrose, local cafés, green spaces, and well-regarded schools. Hove mainline railway station is within walking distance, while regular bus services, easy access to the A23 and A27, and Brighton & Hove city centre being just a short journey away make this an ideal home for both commuters and those seeking a convenient lifestyle.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM

Park View Road



Ensuite
2.42m x 1.59m
(17'7" x 5'3")

First Floor
Approximate Floor Area
843.02 sq ft
(78.32 sq m)

Approximate Gross Internal Area = 78.32 sq m / 843.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 73 | 73 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

