



Furze Croft, Furze Hill, Hove, BN3 1PF  
**£250,000 - £275,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
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A bright and particularly spacious one-bedroom flat, occupying part of the fourth floor of Furze Croft – a highly sought-after and well-maintained 1930s Art Deco building, set within its own attractive grounds and ideally positioned adjacent to St Ann's Well Gardens. The property is offered for sale with a share of freehold and no onward chain.



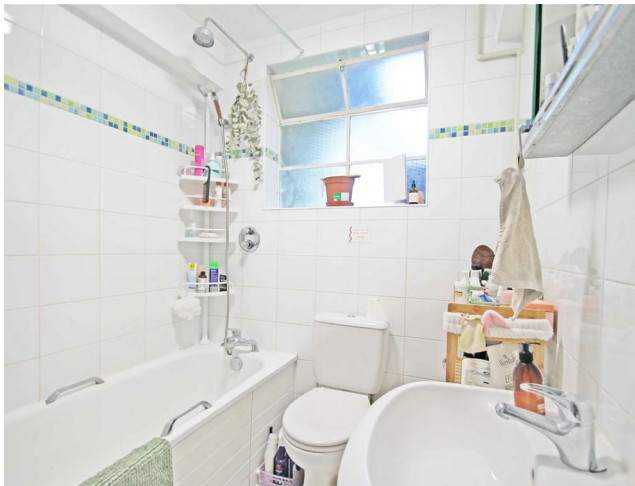


## Further Information

The accommodation comprises a generous entrance hall with access to all rooms, a superb and bright living room enjoying far-reaching views towards the sea, an excellent sized double bedroom with views over the communal gardens, modern kitchen, and a bathroom. The flat is presented in good decorative order throughout and offers excellent proportions for a one-bedroom property. We cannot express that flats of this size and aspect are truly unique and early and internal viewing is highly recommended.

The building itself is exceptionally well kept, with attractive communal areas, a caretaker, bike storage, communal heating and hot water, retained period features, and beautifully maintained landscaped gardens.

Furze Croft is ideally located on Furze Hill, moments from St Ann's Well Gardens and within easy reach of the seafront. A wide selection of shops, cafés and restaurants can be found on nearby Church Road and Western Road, while both Brighton and Hove mainline stations are easily accessible, making this a great option for commuters.



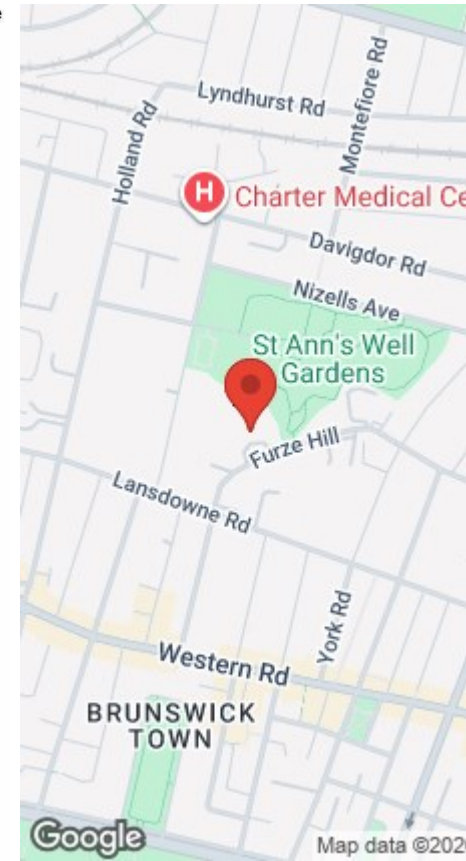
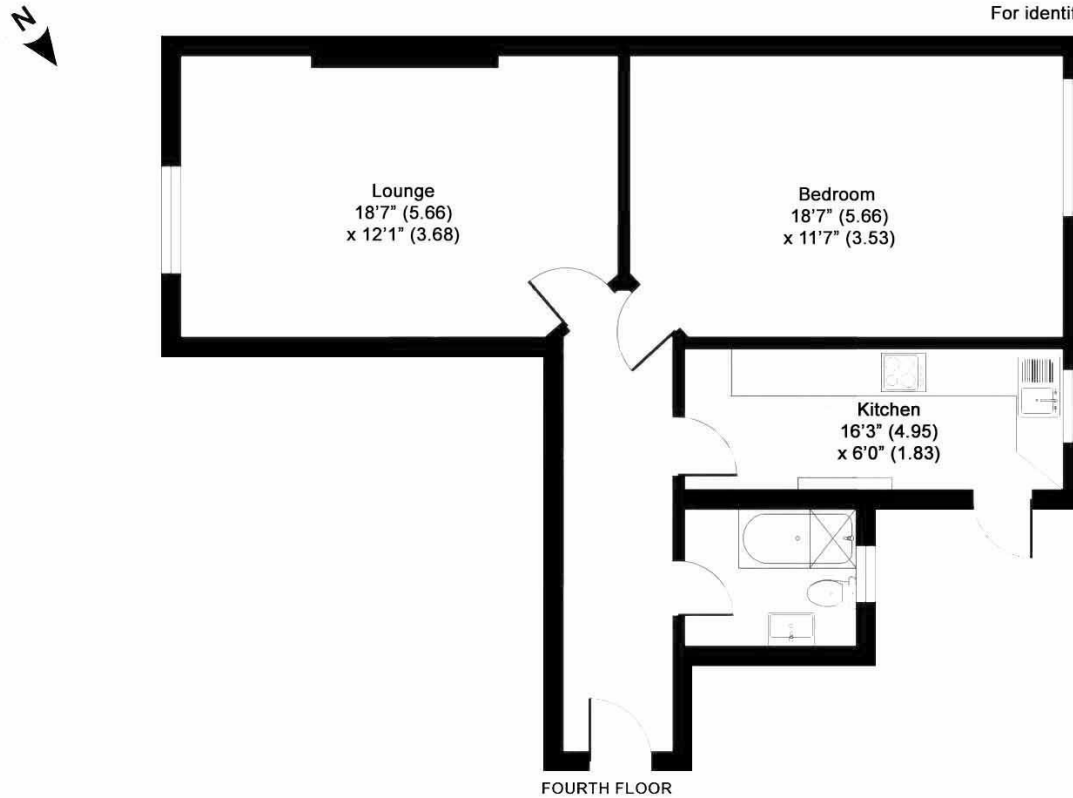
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## Furze Hill, Hove, BN3

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - not to scale



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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			
		77	83
<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.