



## 23 Veric, 16-18 Eaton Gardens

Hove BN3 3UB

Asking Price Of £325,000

- TWO BEDROOM PURPOSE BUILT FLAT
- SOUGHT AFTER AREA
- THIRD FLOOR WITH LIFT
- WELL PROPORTIONED ROOMS
- ALLOCATED PARKING SPACE
- TREE LINED ROAD
- LARGE ENTRANCE HALL
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to bring to market this two bedroom purpose built flat in need of modernisation throughout. The flat is located in the prestigious 'Veric' being located nearer the top of the road, benefitting from being that bit closer to the station. The flat boasts a large entrance hall and separate w.c. With well proportioned rooms and a separate kitchen, this property has the potential to be stunning. The flat also benefits from an allocated parking space located around the back of the block. This purpose built flat is being brought to market with no onward chain. The flat has the benefit of a storage space in the basement.

Located in the favoured Eaton Gardens, this tree-lined road is local to George Street with its array of shopping facilities, cafés and eateries. Bus routes operate locally making public transport into the city centre easy as well as the Hove mainline station being located close by, making commutes out of the city simple. Hove seafront is also located nearby, only being a 15-minute walk away.

**MAIN COMMUNAL ENTRANCE** Large communal entrance hall with lifts located in front. Well maintained front and walkways.

**COMMUNAL HALL** Cupboard housing meters.

**ENTRANCE HALL** Large entrance hall with doors to all rooms. Telecom, radiator, cupboard for storage and electrics, separate airing cupboard housing hot water tank.

**KITCHEN** Incorporating stainless steel single bowl sink unit with mixer tap and drainer, vinyl work surfaces with drawers and cupboards below with matching eye-level cupboards, space for fridge/freezer, washing machine and dishwasher, 'Potterton' gas-fired conventional boiler, radiator, double glazed easterly aspect window.

**LIVING ROOM** Triple aspect double glazed bay windows, radiator.

**BEDROOM 1** Triple aspect double glazed bay windows, radiator, fitted cupboards.

**BEDROOM 2** Fitted cupboards, double glazed window, radiator.

**SHOWER ROOM** Comprising step-in shower with fitted shower unit, stand alone bath with mixer taps, pedestal wash-hand basin, low level w.c.

**SEPARATE W.C.** Large separate w.c., tiled throughout, pedestal wash-hand basin, low level w.c., radiator.

**BASEMENT STORAGE AREA**

**ALLOCATED PARKING SPACE** Located at the rear of the block.

**OUTGOINGS**

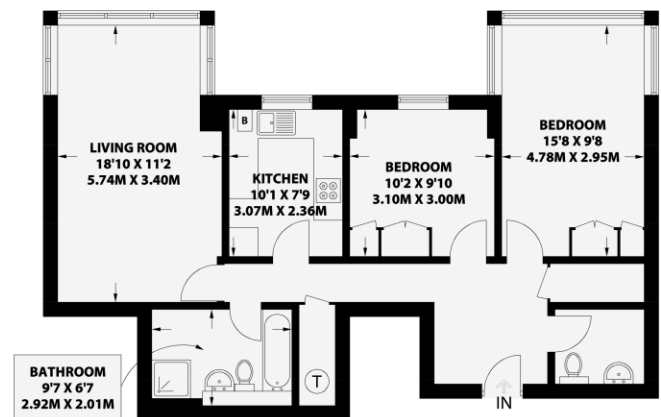
Lease: Approx. 958 years unexpired  
Service charge: £2,026.28 per annum

## VERIC

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
801 sq ft / 74.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
814 sq ft / 75.6 sq m



Third Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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CH Ceiling Height  
 T Hot Water Tank  
 FF Fridge / Freezer  
 H Head Height Below 1.5m  
 M Measuring Points  
 SC Storage Cupboard  
 S Fitted Washbasin  
 W Garden Shortened for Display



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