

PHILLIPS & STILL



## Ashdown, Eaton Road, Hove, BN3 3AR

- A Spectacular Sixth Floor Purpose Built Apartment
- Over 1000 Sq.Ft. With Magnificent Direct Views Into Hove Cricket Ground
- Three Double Bedrooms
- Dual Aspect Lounge / Diner With Panoramic Cricket Ground Views

Guide Price of £425,000 - £450,000

- Two Bath / Shower Rooms
- Lift Service, Wonderful Communal Roof Terrace & Laundry Room
- Wealth Of Built-In Storage, Long Lease & No Onward Chain
- Sought After Central Hove Location Moments From Station



## Property Description

This spectacular sixth floor purpose built apartment is the perfect property if you're looking to enjoy all that Brighton & Hove has to offer. Ashdown is a prestigious and highly regarded development situated in one of central Hove's hotspots close to the City centre, you can simply step out of your front and you are right in the heart of it all! Living here you are guaranteed not to miss out on the excitement of all the hustle and bustle going on around you. Hove station with its' commuter links to London and Gatwick is also only a stone's throw away which is ideal for anyone looking to commute.

The apartment itself is extremely spacious and light throughout with a wealth of built in storage. You have a choice of three double bedrooms which gives you the option of a home office / study, a magnificent dual aspect lounge / diner and a separate kitchen. Queues for the bathroom in the morning will be a thing of the past as you have both a bathroom and a shower room, both with loos, which proves very handy. The property is perfect for someone to put their own stamp on it and with no ongoing chain, you could pack your bags and move straight in!

The 'piece de resistance' has to be the utterly fabulous panoramic direct views from the lounge / diner, kitchen and master bedroom over Sussex Cricket Ground so if you're a cricket fan, keen music concert-goer or would like front row seats to Brighton & Hove's most spectacular bonfire night celebrations then this is the apartment for you! Ashdown is a very well managed block run by the residents under Ashdown Management Company. There is a wide variety of communal facilities including a well maintained communal roof terrace and laundry room, and this apartment comes with a long lease just to top it all off. Viewings are an absolute must!



# Accommodation

## SIXTH FLOOR

Access via lift service & stairs

## ENTRANCE HALL

With extensive built-in storage

## BEDROOM ONE

17' 9" x 11' 0" (5.41m x 3.35m)

Overlooking the cricket ground with built-in wardrobes

## BEDROOM TWO

11' 1" x 9' 11" (3.38m x 3.02m)

## SHOWER ROOM

With W.C.

## BEDROOM THREE

11' 1" x 8' 9" (3.38m x 2.67m)

## BATHROOM

With W.C.

## DUAL ASPECT LOUNGE / DINER

16' 10" x 14' 7" (5.13m x 4.44m)

With spectacular panoramic direct views over the cricket ground

## KITCHEN

14' 5" x 6' 2" (4.39m x 1.88m)

Overlooking the cricket ground

## OUTSIDE

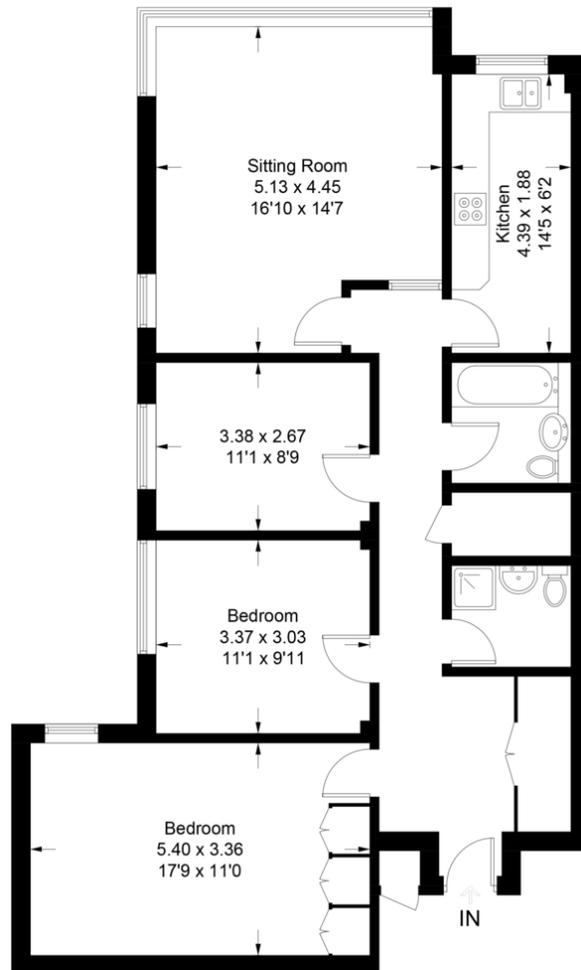
WONDERFUL COMMUNAL ROOF TERRACE

COMMUNAL LAUNDRY ROOM



## Ashtdown, Eaton Road, Hove, BN3 3AR

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft  
(Excluding External Store)



### Sixth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Picture this...

When you're not watching the cricket from the comfort of your lounge, just think of how it would feel to walk out of your front door and stroll down the road onto the beautiful Hove Lawns and seafront! There you can take a leisurely wander along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within a short walk of the many trendy coffee shops, bar and restaurants that this City is so well known for.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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