

PHILLIPS & STILL



## Wick Hall, Furze Hill, Hove, BN3 1NH

- An Extremely Spacious Third Floor Purpose Built Art Deco Apartment
- Three Double Bedrooms
- Impressive 32ft Dual Aspect Open Plan Living Space
- Private Secluded Balcony With Southerly Views

## Asking Price Of £565,000

- Well Presented With Original Art Deco Features
- Shower Room & Additional Separate W.C
- Sought After Central Hove Location Opposite St. Ann's Well Gardens
- Share Of Freehold & No Onward Chain





## Property Description

Hold onto your seats ladies and gentlemen as this wonderfully light & extremely spacious dual aspect third floor apartment has come to market in one of the most prestigious character Art Deco buildings of central Hove. This is a roomy & bright property in a well maintained & fantastically located block with beautiful communal gardens and off road parking. It suits anyone looking for central Brighton & Hove living moments from the seafront with good access to transport links to London without compromising on space.

The apartment itself is very peaceful & quiet inside with fantastic views to the North over St Ann's Well Gardens and South over the Bodhisattva Buddhist Centre. A wide entrance hall with built-in cupboards leads to all rooms: three double bedrooms, shower room, separate second W.C. and a great size separate kitchen featuring the original Art Deco wall & base units with a handy serving hatch through to the lounge / diner.

The pièce de résistance is the stunning 32ft dual aspect open plan lounge & dining space that opens onto your secluded private balcony. There is ample space for both your lounge and dining furniture making this room the perfect setting to enjoy both entertaining your friends & family as well as those quiet times in. From your balcony you have some divine Southerly views over the communal gardens and City rooftops.

Your heating and hot water costs are included in the service charge, there are lifts in all four blocks of Wick Hall and you also have an attentive on-site building manager. This apartment is part of the recent enfranchisement so comes with a share of the Freehold, a long lease and no onward chain so it is ready for move straight into!

Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns!





# Accommodation

Lift & staircase rising to:

## THIRD FLOOR

### WIDE ENTRANCE HALL

Spacious with plenty of room for bookcases / storage

### BEDROOM TWO

12' 7" x 12' 0" (3.84m x 3.66m)

With built-in wardrobes

### SHOWER ROOM

With W.C.

### SEPARATE W.C.

### BEDROOM ONE

14' 11" x 10' 11" (4.55m x 3.33m)

With built-in wardrobes

### BEDROOM THREE

11' 10" x 6' 11" (3.61m x 2.11m)

### SEPARATE KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m) With original Art deco wall & base units, and serving hatch through to dining room

### OPEN PLAN LIVING SPACE

31' 8" x 11' 9" (9.65m x 3.58m)

Currently arranged as:

### DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m)

### LOUNGE

20' 4" x 11' 9" (6.2m x 3.58m) Opening onto:

## OUTSIDE

### PRIVATE SOUTH FACING BALCONY

With space for outdoor furniture

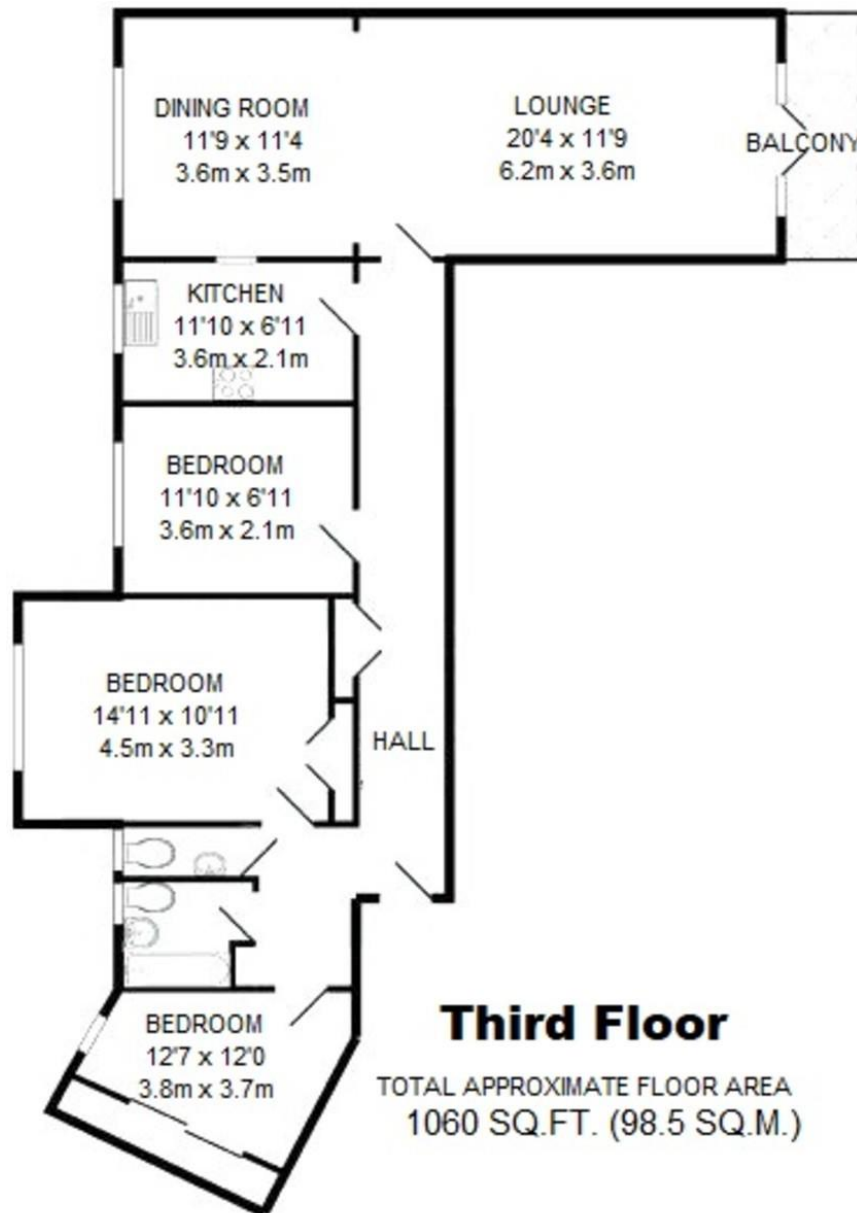
### WELL MAINTAINED COMMUNAL GARDENS

### NON-ALLOCATED OFF ROAD PARKING

## OTHER INFORMATION

There are bicycle sheds & basement storage facilities available as well as in-garage parking spaces - more information available upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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