

ELLIOTTS



9, 10 Eaton Gardens, Hove,  
Offers Over £380,000

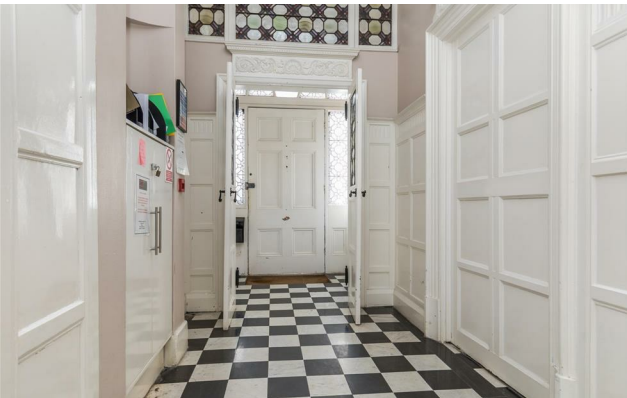




# 9, 10 Eaton Gardens Hove, BN3 3TP

ELLIOTTS are delighted to offer this BRIGHT TOP FLOOR APARTMENT, contemporary themed yet with room contours and sloping ceilings adding to its appeal and character, SOUTH and WEST ASPECT, TWO DOUBLE BEDROOMS plus MODERN main BATHROOM PLUS EN-SUITE, located in the HEART of CENTRAL HOVE, in this WIDE TREE LINED AVENUE, just a FEW BLOCKS from HOVE CITY CENTRE and also HOVE STATION.

Offers Over £380,000



- 78 Sq Meters/842 Sq Feet
- Two Double Bedrooms
- Bright South & West Aspect
- Contemporary Themed
- Just A Few Blocks From Hove Station

- Top Floor (Second)
- Modern Bathroom & En-Suite
- Impressive Communal Hallways
- In The Heart Of Central Hove
- Wide Tree Lined Avenue



Located on the top floor (second) of this imposing double fronted detached period building, with a feature entrance, which in turn leads to well kept communal hallways and an impressive sweeping staircase with feature stained glass windows.

Contemporary themed, the flat has various contoured rooms with sloping ceilings which all adds to its appeal and character, and it will be of particular interest to buyers looking for a more individual apartment.

Being south and west facing, the property enjoys good natural light, with many windows high level, and there is also a side protruding bay window in the second bedroom, which would double as a small study or home from work space.

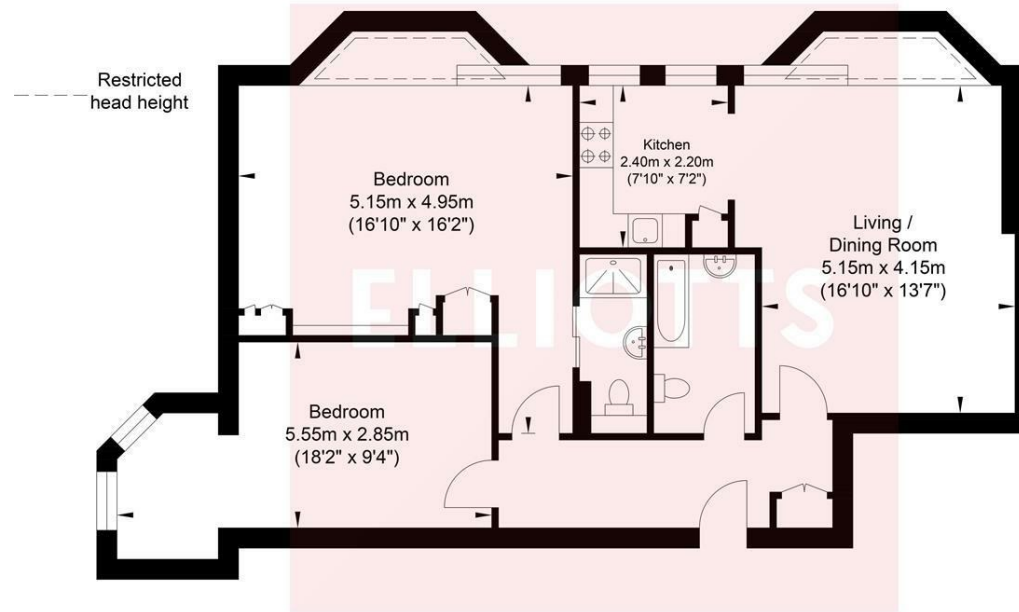
Both bedrooms are doubles, and the main bedroom has its own en-suite and both that and the main bathroom have modern suites and attractive tiling. A good sized lounge has space for sofa etc and for dining table and chairs, and the separate kitchen has a high vaulted





## Floorplan

# Eaton Gardens, Hove



Approximate Floor Area  
842.27 sq ft  
(78.25 sq m)

Approximate Gross Internal Area = 78.25 sq m / 842.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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