

ELLIOTTS

CRESCENT COURT

Flat 2 Crescent Court, Hove,
£1,100,000





Flat 2 Crescent Court Hove, BN3 2JH

ELLIOTTS are delighted to offer this SUPERB ground floor MANSION FLAT with LARGE SOUTH/WEST ASPECT ROOF TERRACE, particularly spacious with accommodation extending to almost 1,500 Square Feet/c140 Square Metres, FULL of CHARACTER and with a HOST of PERIOD FEATURES, located in this ICONIC Grade II listed PERIOD CRESCENT, immediately adjacent to HOVE SEAFRONT in the HEART of CENTRAL HOVE.

£1,100,000



- Large South/West Aspect Roof Terrace
- Iconic Grade II Listed Crescent
- Immediately Adjacent To Hove Seafront
- Feature Period Lounge
- Nicely Presented
- c1,500 Square Feet/c140 Square Metres
- Lots of Character And Period Features
- Main Bathroom Plus En-Suite
- Large Kitchen/Living Space
- Few Steps Hove City Centre Amenities



A fabulous mansion style apartment, occupying the whole of the raised ground floor, of this Grade II listed period building in Hove's iconic and highly sought after Adelaide Crescent, overlooking the greenery and open spaces of the Crescent's communal gardens, a few steps from Hove Seafront, and on the very doorstep of Central Hove's thriving array of restaurants, bars, coffee and retail shops.

Accommodation extends to an impressive c1,500 Square Feet (almost 140 Square Metres) and offers versatility, including a spacious interconnecting hallway, with book shelving and seating area. A signature room is undoubtedly the front lounge, with impressive marble fireplace surround, almost floor to ceiling windows with original working shutters, high ceiling with coving, picture rail and stripped floorboards.

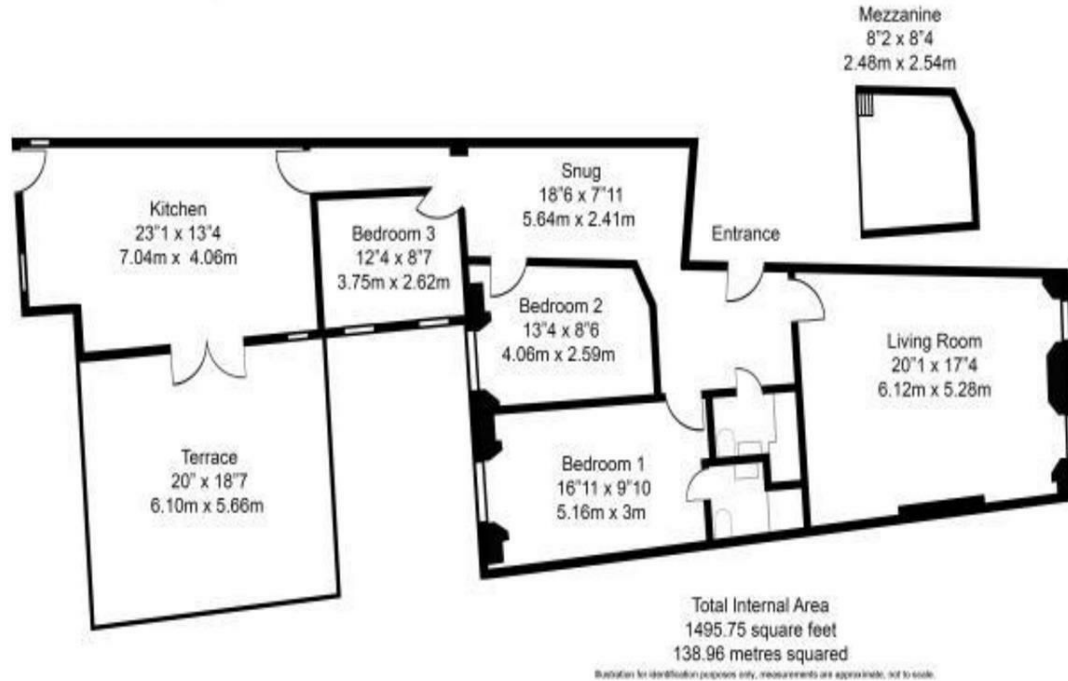
There are three bedrooms, the principle bedroom has its own en-suite in addition to the main bathroom, whilst to the rear there is a huge kitchen/living space with an abundance of units, space for a large dining table and chairs, separate utility area, and access to outside.

A large roof terrace provides valuable outside space in the heart of Central Hove, with plenty of space for tables and various other garden furniture, and enjoys a favoured south/west aspect.





Floorplan



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			
(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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