



93 Ashdown, Eaton Road, Hove, BN3 3AR

Price £250,000 Leasehold

Elliotts are delighted to offer for sale this good sized one bedroom apartment located on the first floor (passenger lift) of this popular purpose built block, located in the centre of Hove and being adjacent to the Sussex Cricket Ground. The apartment is sold with a remainder of a 999 year lease and with no-ongoing chain.

- No-Ongoing Chain
- 54 Sq.Mt / 581 Sq.Ft
- South Facing Lounge
- Double Glazing
- South Facing Double Bedroom
- Newly Fitted Shower Room
- Newly Fitted Separate WC
- Communal Roof Terrace
- Central Hove
- R.999 Year Lease



www.elliottsestateagents.co.uk

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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

ELLIOTTS

Working hard for you



Ashdown on Eaton Road is superbly located in this much sought after central Hove location, and is within easy walking distance of Hove mainline railway station, along with Church Road with its comprehensive range of bars, restaurants and cafés just a short walk away.

This top quality apartment is located on the first floor (with passenger lift) and benefits from a Southerly aspect from all the main rooms, with well laid out accommodation and an overall floor area of 54 Sq.Mt / 581 Sq.Ft

Accommodation includes, a security entry-phone system giving access to the smart and well kept communal hallways, with stairs or a lift leading to the first floor. Once inside a large hallway with excellent storage gives access to all rooms, including a large South facing lounge, South facing kitchen and double bedroom. There is also a newly fitted shower room along with a newly fitted separate WC.

There are also various communal features within the development, these include a superb South facing rooftop terrace with seating, an onsite launderette on the ground floor and allocated parking which is available subject to an additional yearly payment and is subject to availability.



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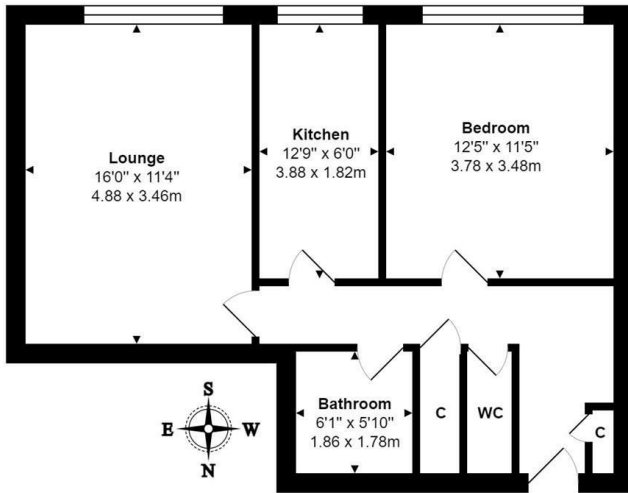
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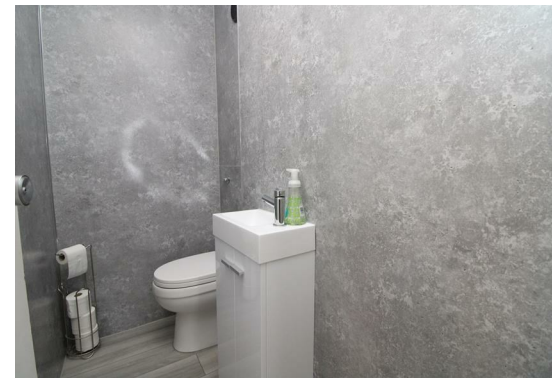
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Total Area: 581 ft² ... 54.0 m²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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	

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