

ELLIOTTS

47 Gwydyr Mansions, Hove Offers Over £425,000



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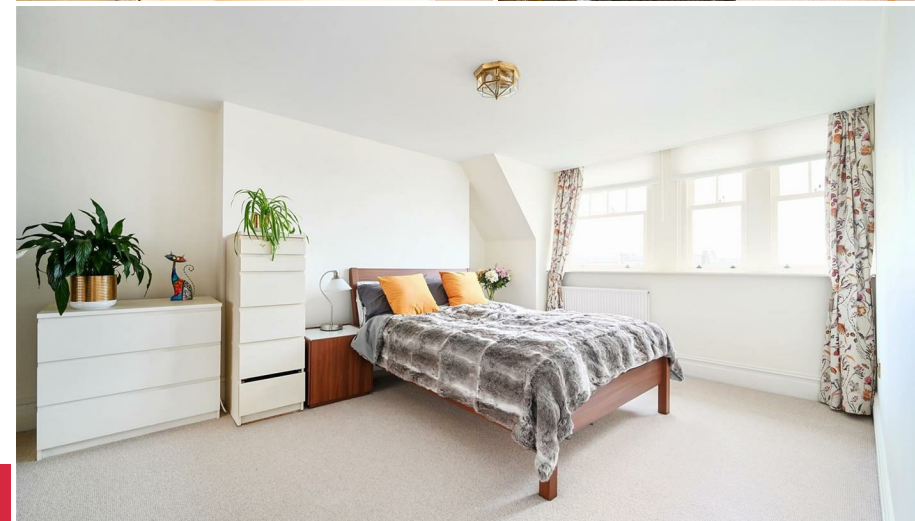


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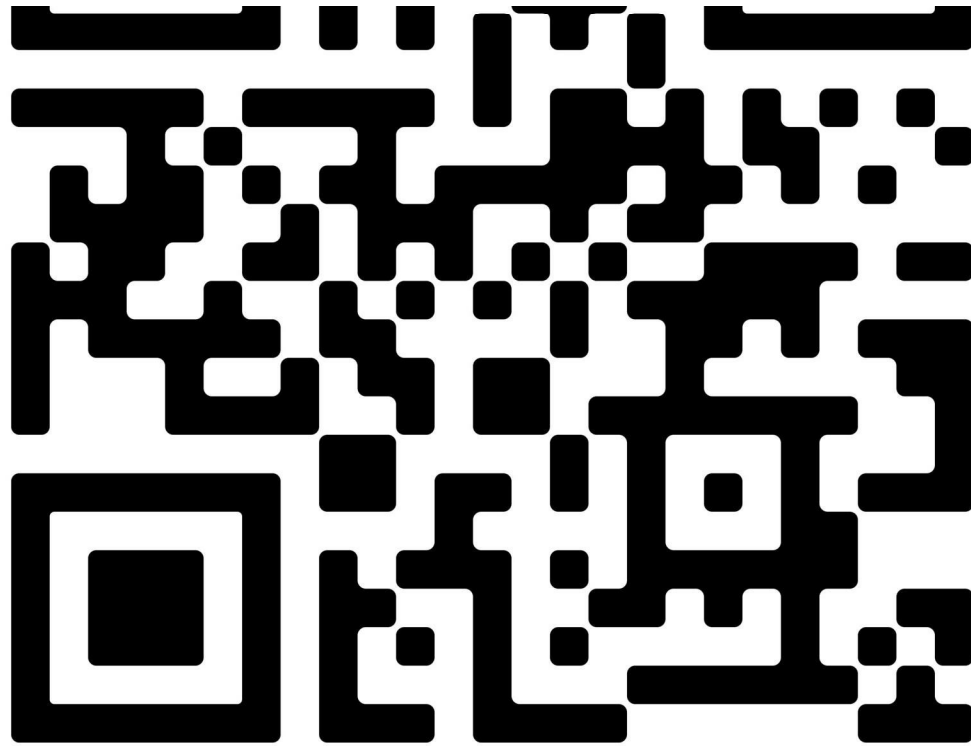


47 Gwydyr Mansions, Holland Road, Hove, BN3 1JW

Elliotts are delighted to offer for sale an exceptionally well presented top floor (4th) penthouse style apartment set within the iconic Gwydyr Mansions building in Hove. The apartment is ideally located in the very centre of Hove with Palmeira Square just across the road with the greenery and open spaces of the communal gardens within the square. Hove seafront is just a short stroll away, as are the many independent shops, restaurants and coffee shops the area has to offer.



- **Stylish Penthouse Style Apartment**
- **17' West Facing Lounge**
- **Modern Kitchen**
- **Two Double Bedrooms**
- **Share Of Freehold**
- **80 Sq.Mt / 870 Sq.Ft**
- **Superb West Views Over Hove**
- **Passenger Lift to Fourth Floor**
- **Luxury Full Bathroom Suite**
- **No Onward Chain**



Gwydyr Mansions stands out immediately with its impeccable presentation, a testament to exceptional management and timeless charm evident in the communal entrance hall. The recent completion of major external renovations adds to its appeal.

Upon entering the apartment, a spacious hallway welcomes you, offering ample storage for coats and shoes. To the left, the sizable main bedroom boasts a king bed and deep fitted wardrobes, complemented by west-facing windows providing sweeping views. The apartment features double glazed sash windows throughout and enhanced external insulation. A luxurious organic wool carpet was installed in 2023.

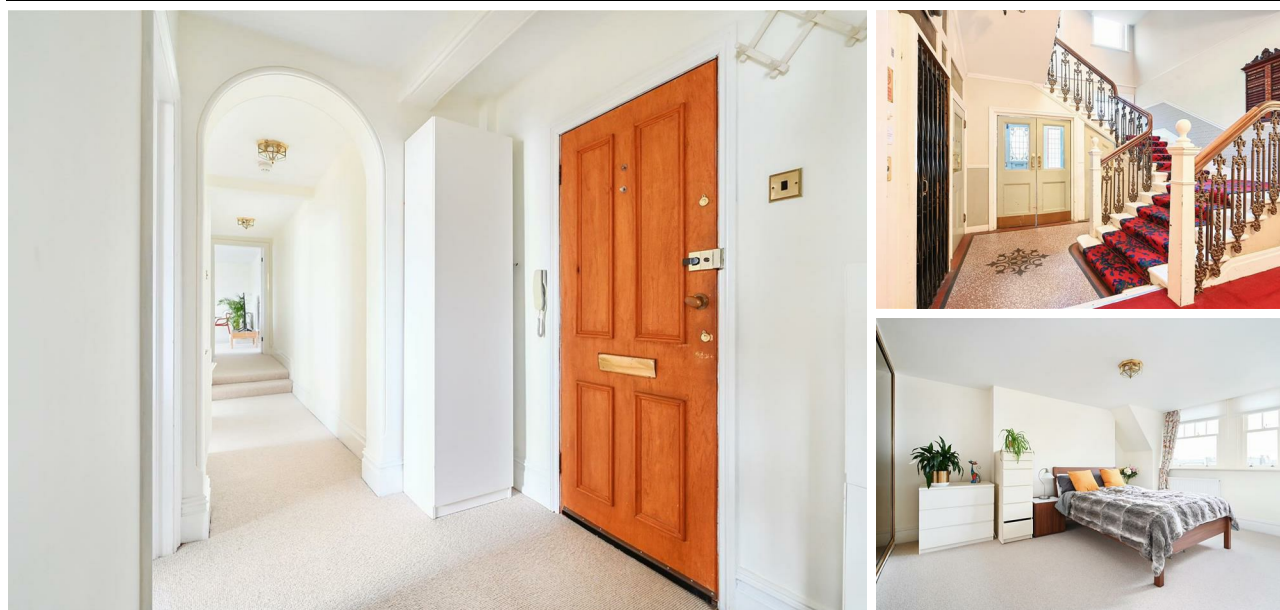
Continuing down the hall, the kitchen showcases cream shaker style units, an oak wood countertop, and modern appliances including an induction hob and electric oven. The bathroom, renovated in 2016, exudes style with a freestanding roll top bath and a separate shower cubicle. Bedroom two offers built-in wardrobes and abundant natural light, suitable for guests or as an office space.

The expansive lounge at the end of the hallway features a new gas fireplace, creating a cozy ambiance. Three double glazed sash windows frame picturesque westerly views, perfect for enjoying stunning sunsets. Tucked away in a cupboard is a gas combi boiler installed in 2023, ensuring efficient heating. The communal hot water system keeps summer utility bills low.

Gwydyr Mansions fosters a supportive community atmosphere, evident in frequent WhatsApp chats among residents. Pets are permitted with approval.

Nestled on Western Road, the area boasts a vibrant dining and shopping scene, with the sea and Hove Lawns just a short walk away. Hove train station is conveniently located approximately 0.9 miles away. Residents also have access to beautifully maintained west-facing communal gardens, ideal for relaxation.

The neighbourhood offers several well-regarded primary and secondary schools, including Hove Juniors, Brunswick Primary School, Cardinal Newman, and Blatchington Mill.

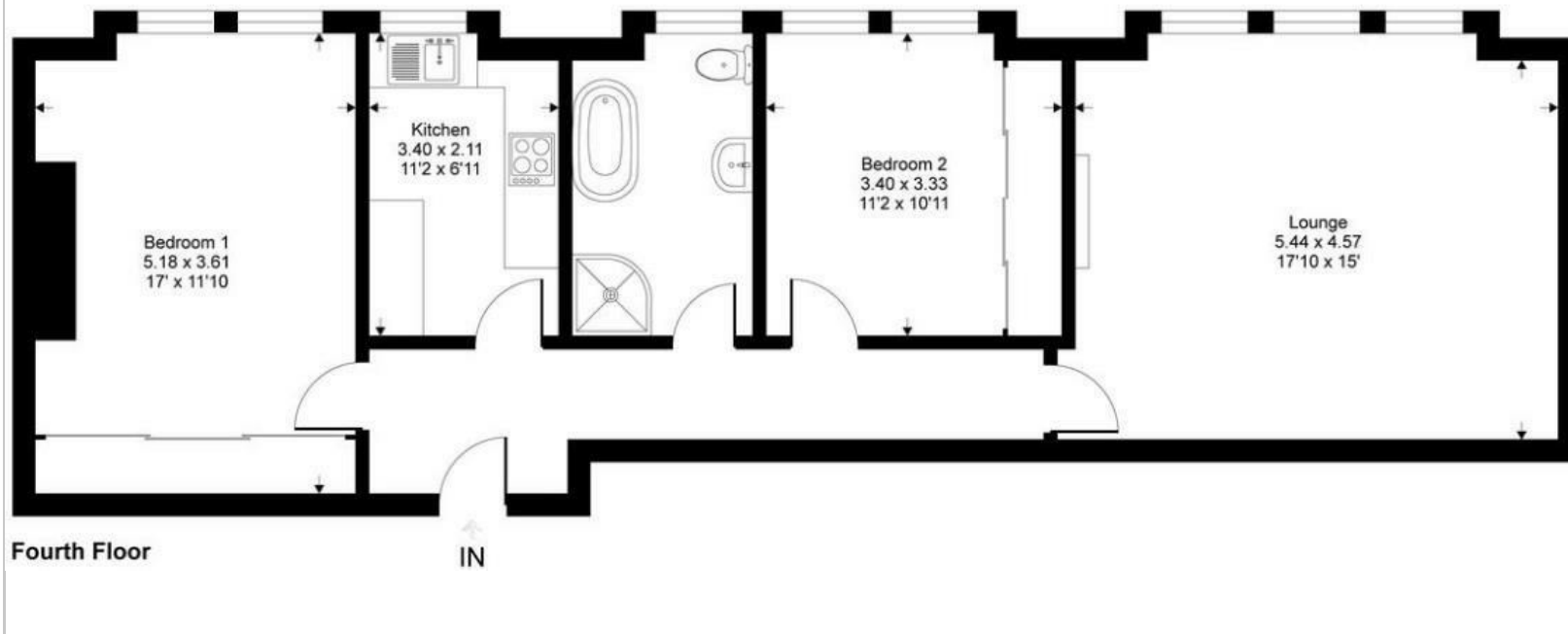




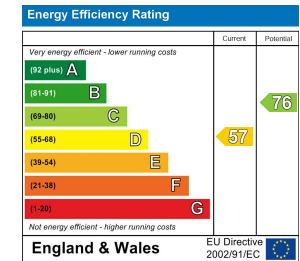
Floorplan

Gwydyr Mansions, Bn3

Approximate Gross Internal Area = 80 sq m / 870 sq ft



Energy Performance Graph



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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