

ELLIOTTS

22 Parham House, Chatsworth Square

Offers Over £900,000





22 Parham House, Chatsworth Square,

Hove BN3 1WF

Elliotts are thrilled to present for sale this outstanding third-floor purpose-built apartment situated in the highly desirable Chatsworth Square development in Hove. Accommodation includes a truly stunning open plan living area, three bedrooms, two bathroom and excellent storage, all within the generous floor area of 147 square meters (1582 square feet), this property stands out among its counterparts. Additional perks include two private parking spaces (one undercover and one near the communal entrance) and a fantastic South-facing terrace which provides ample room for outdoor furniture.



- **Exceptional Third Floor Apartment**
- **South Facing Terrace**
- **Incredible Open-Plan Living**
- **Three Bedrooms**
- **Gas Central Heating / Double Glazed**

- **147 Sq.Mt / 1582 Sq.Ft**
- **Two Private Parking Spaces**
- **Superb Fitted Kitchen**
- **Two Bathrooms**
- **Generous Storage Throughout**



The layout of the accommodation is exceptionally well-designed, evident from the moment you step through the front door, showcasing the meticulous attention to detail and craftsmanship that has gone into crafting this remarkable home. The focal point undoubtedly lies in the open-plan living area, strategically positioned to make the most of the South and West aspects.

The lounge area boasts impressive dimensions of 16' x 16' and features a South/West facing Juliette balcony, adding a touch of charm. The stunning kitchen benefits from a West aspect and is equipped with a premium selection of units, complemented by Maia Latte kitchen worktops and a range of integrated appliances. A generously sized breakfast bar seamlessly connects to the impressive 20' x 17' dining area, leading out onto the inviting South-facing terrace, creating a perfect flow for entertaining.

Both primary bedrooms offer ample space and feature a wonderful array of built-in wardrobes. However, it's worth highlighting the principal bedroom suite, which boasts an extensive selection of wardrobes and a luxurious en-suite shower room/WC, adding an extra touch of luxury to the space.

Adjacent to the main hallway, you'll discover a meticulously maintained guest bathroom suite, as well as two expansive storage cupboards. One of these cupboards offers ample space and plumbing provisions for a washing machine and tumble dryer, while the other houses the immersion heater/airing cupboard. Additionally, branching off from the main living area, you'll encounter an additional bedroom, perfect for use as a hobbies room or office, along with another highly practical storage cupboard conveniently situated within the main room.

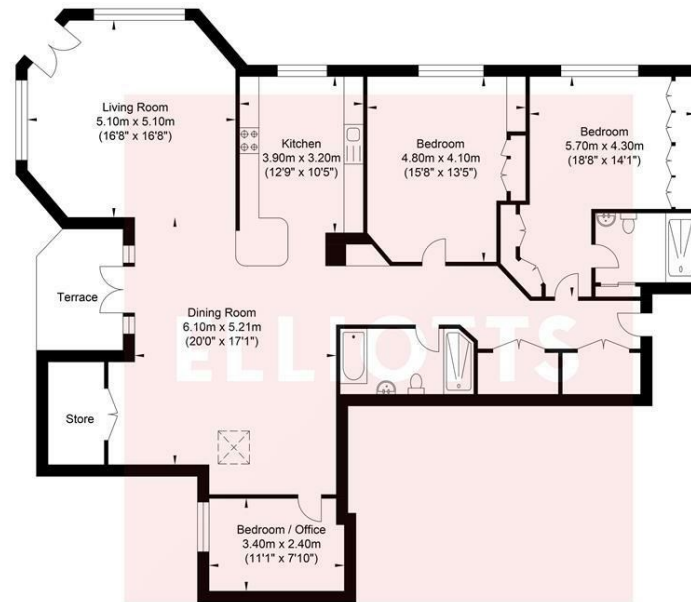
Located in the Chatsworth Square development in Hove. This development is in a prime location with easy access to both Church Road and Western Road, which are known for their numerous restaurants, bars, and coffee shops. With its central location, residents of this property would have plenty of options for dining, entertainment, and shopping within easy reach.





Floorplan

Chatsworth Square



Approximate Floor Area
1582.29 sq ft
(147.0 sq m)

Approximate Gross Internal Area = 147.0 sq m / 1582.29 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		82	84
(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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