



Adelaide Crescent | Hove | East Sussex | BN3 2JH

Offers over **£575,000 - £600,000**





Property details: Adelaide Crescent | Hove | East Sussex | BN3 2JH

Key features:

- Stunning Period Apartment
- Two Double Bedrooms
- Private Terrace
- Share of Freehold
- Prestigious Location
- Modern Decor
- Passenger Lift
- Sea Views

 2 Bedrooms

 1 Bathroom

 1 Living Room

LOCATION Adelaide Crescent is widely considered to be one of, if not the best locations within the Brighton and Hove area. The prestigious location is highly regarded for its excellent position that provides you with stunning views to the sea and beyond, plus access to the bustling café culture of Church Road which offers fantastic boutique shops, trendy bars and restaurants and plenty of high end cafes. Access links into the city centre are in abundance, with bus links nearby and Hove station within walking distance. If you want a location that really does provide everything you need in one place, then look no further.

INTERNAL The apartment itself is set on the third floor of a stunning period house with access provided via a passenger lift. Providing comfortable living and mixed with contemporary décor, you have the best of both worlds when it comes to enjoying this wonderful home.

One of the main focuses of this fabulous apartment is the open plan lounge/dining room leading to a modern fitted kitchen. This

beautiful space has large windows which fill the apartment with an enormous amount of natural light and provides views across Adelaide Crescent itself and to the sea. To the rear, you have access out on to a wonderful west facing private terrace with roof top views across the city giving you both easterly and westerly aspects to enjoy. The home also has two double bedrooms and a spacious and modern family bathroom as well as a separate WC.

EXTERNAL Private west facing terrace towards the rear which can be used to sit and enjoy the sunsets on warm summer evenings over a glass of wine or an alfresco meal.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: (88.2m²) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.