PHILLIPS & STILL

## Wick Hall, Furze Hill, Hove, BN3 1NH

## Asking Price of £450,000

- An Extremely Spacious Top Floor Purpose Built Art Deco Apartment
- Three Double Bedrooms
- Impressive 33ft Dual Aspect Open Plan Lounge & Dining Room
- Private Secluded Balcony With Sea Views
- Sought After Central Hove Location Opposite St. Ann's Well Gardens
- Wealth Of Built-In Storage, Lift Service & On-Suite Building Manager
- No Onward Chain
- Wonderful Communal Gardens & Off Road Parking

# Property Description

Retaining the elegance of its linear Art Deco styling, Wick Hall dates back to the 1930s and sits encompassed by a sea of colour from beautifully maintained communal gardens only moments from St. Ann's Well Gardens. Once compared to an ocean liner, its distinguished architecture continues to offer a superb first impression. This apartment benefits from no onward chain, double glazing and is need of some modernisation & redecoration depending upon your tastes meaning it has bags of potential to restyle and really make your own.

With a South facing balcony offering views that stretch across glorious communal gardens, City rooftops and down to the sea, this wonderfully light & extremely spacious three double bedroom apartment sits within a prized Art Deco complex. Positioned on the particularly peaceful top floor with a commendably large and fluid layout of over 1170 square feet, this central Hove home equally caters for those downsizing for the convenience of single floor living, growing families and those who work from home.

The grand hallway hints at the generous dimensions within and entices you into the stunning dual aspect lounge and dining room that stretches out over an enviable 32ft with double glazed doors to the balcony. The outstanding proportions produce ample space to relax, socialise and entertain with views of the South Downs to the north and sea views to the South.

A serving hatch from the separate kitchen is a charming nod to the past and many other apartments in Wick Hall have removed that wall to open up the kitchen entirely into the living space which is a great option to have! Leafy outlooks lend a tranquil backdrop, countertops create plenty of workspace and the arrangement also accommodates freestanding appliances.

Versatile to your needs with the flexibility to provide work from home space if needed, three equally impressive double bedrooms generate ideal family accommodation. Highly convenient for any busy household, the bathroom benefits from a separate adjacent cloakroom.

Residents of Wick Hall have the added advantage of a resident caretaker, fully secure phone entry system and communal heating, the cost of which is included in the service charge. The capacious communal gardens are utterly glorious and impeccably maintained by a gardener ensuring the gardens compliment the building perfectly and explaining why Wick Hall is such a well known and greatly admired place to live!

# Accommodation

Lift service and staircase rising to:

TOP (SIXTH) FLOOR
WIDE ENTRANCE HALL
Spacious hallway with built-in storage cupboard

BEDROOM TWO
12' 2" x 12' 0" (3.71m x 3.66m)

BATHROOM

SEPARATE W.C.

MASTER BEDROOM
14' 10" x 11' 1" (4.52m x 3.38m)
With built-in wardrobes and sink

BEDROOM THREE
11' 10" x 9' 3" (3.61m x 2.82m)

SEPARATE KITCHEN
11' 11" x 6' 11" (3.63m x 2.11m)
With serving hatch through to:

OPEN PLAN LOUNGE & DINING ROOM
32' 10" x 11' 11" (10.01m x 3.63m)
Opening onto balcony

OUTSIDE
SECLUDED PRIVATE BALCONY WITH
SEA VIEWS
Space for outdoor furniture, pots & plants

WELL MAINTAINED COMMUNAL GARDENS

NON-ALLOCATED OFF ROAD PARKING

OTHER INFORMATION
There are bicycle sheds & basement storage facilities available as well as in-garage parking spaces - more information available upon request

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Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft

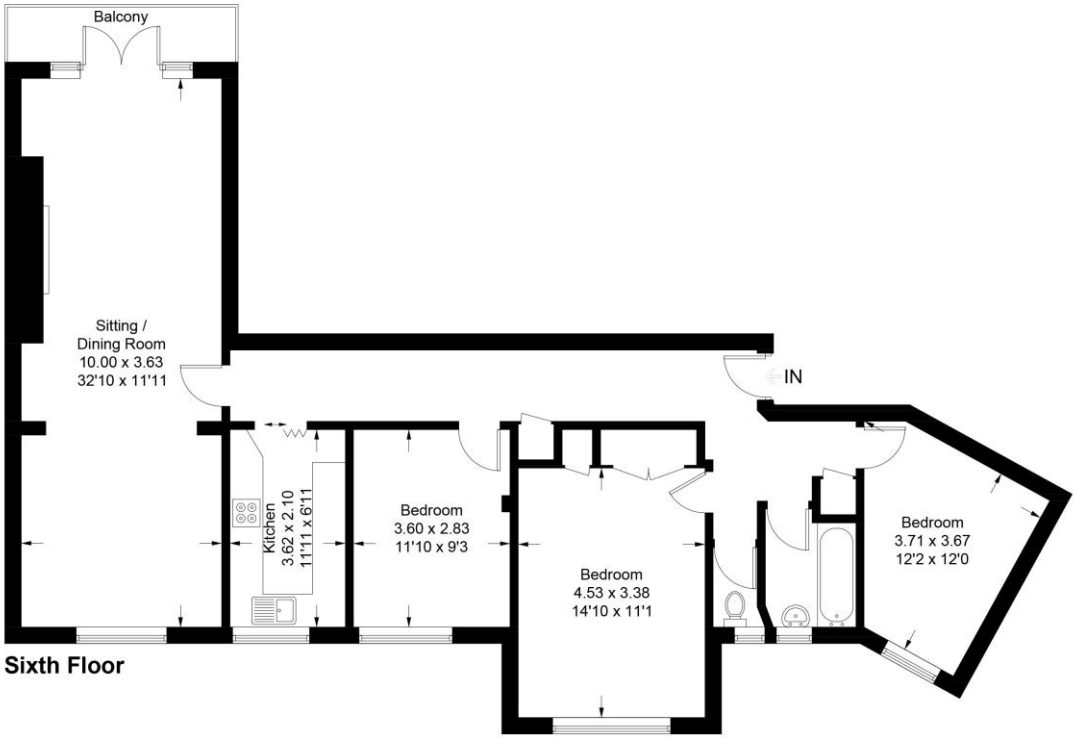


Illustration for identification purposes only, measurements are approximate, not to scale.
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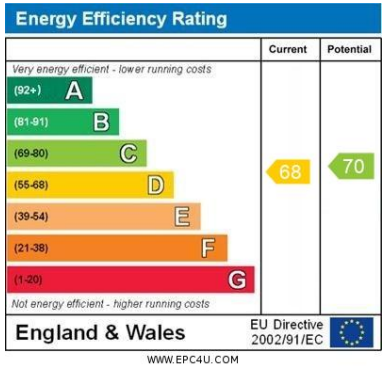


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements


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