

Flat 18 Eaton Court, Eaton Gardens

Hove BN3 3PL

Asking Price Of £350,000

- TOP FLOOR APARTMENT
- PRESENTED IN EXCELLENT ORDER
- THREE BEDROOMS
- WEST FACING LIVING ROOM
- MODERN KITCHEN
- WHITE BATHROOM SUITE
- NO OWNARD CHAIN
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this three bedroom apartment forming part of the top floor of this purpose built block that is located in this most convenient location. The property is presented in excellent order throughout being neutrally decorated with a modern kitchen and white bathroom suite. The separate living room is west facing and the property has a share in the freehold and no onward chain. Hove mainline station and seafront are both within a short walk along with local and independent shops and eateries.

ENTRANCE HALL Fitted cupboard, entry system telephone.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with concealed extractor over, electric oven, washing machine and fridge/freezer, tiled splashback, UPVC double glazed window and door to fire escape.

LIVING ROOM West facing with UPVC double glazed window, radiator.

BEDROOM 1 West facing with UPVC double glazed window, radiator.

BEDROOM 2 West facing with UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, heated ladder style towel rail, part tiled walls, UPVC double glazed window.

OUTGOINGS

SHARE OF FREEHOLD

Right to Manage

MAINTENANCE

Service charge for period 25 Dec 24 to 23 Jun 25 £ 2,323.36

Reserve fund for period 25 Dec 24 to 23 Jun 25 £ 1,997.96

Total: £5,182.32

The reserve fund payment has been increased due to planned future works.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).

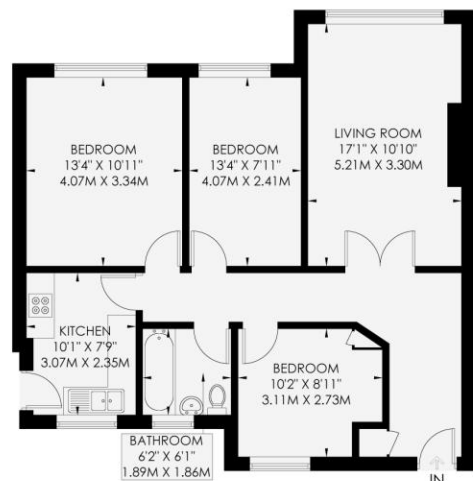
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

EATON COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
75.6 sq m / 813 sq ft

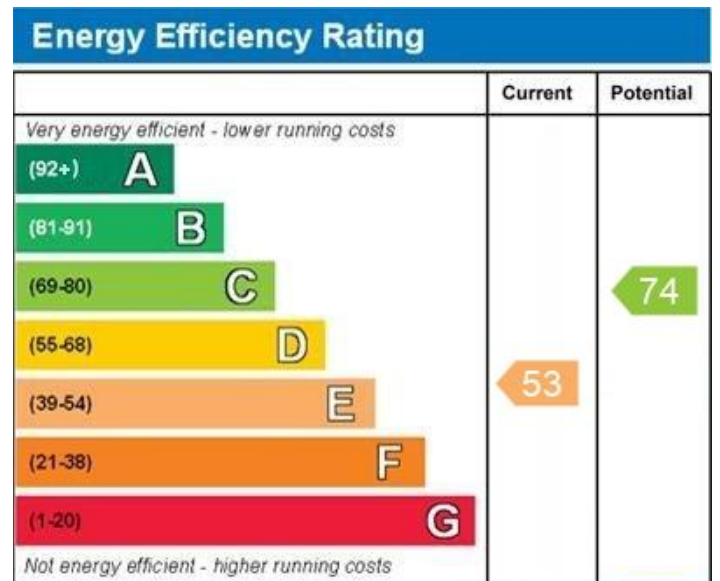
INCLUDING LIMITED USE AREA OF
0.9 sq m / 9 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plans, sections, elevations and textures are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
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Measuring Points: S, T, W, G, IN
 Storage Cupboard, Integrated Washbasin, Head Height Below 1.5m, Skylight, Boiler

Certified Property Measure (IPMS2), BESPOKE PROPERTY MARKETING



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