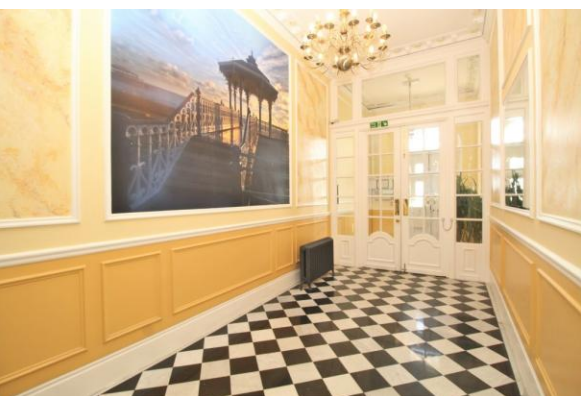


PHILLIPS & STILL



- A Magnificent Three Bedroom Regency Apartment
- Refurbished Throughout To A High Specification
- Two Private Patio Areas
- Idyllic Seafront Location
- Master Bedroom With En-Suite Shower Room

Adelaide Crescent, Hove, BN3 2JL

Asking Price Of £525,000

Hidden behind the historic architectural façade of this Grade II Listed seafront terrace is this magnificent three bedroom, two bathroom apartment with the added benefit of two private patios. The entire property has been refurbished throughout to a high specification and boasts an enviable spot adjacent to Hove's famous Lawns & beach.



Property Description

This is an extremely rare opportunity to acquire a beautiful and spacious three bedroom apartment that is situated on the lower ground floor of this stunning Grade II Listed building. Finished in the 1830's, this wonderfully preserved terrace is directly adjacent to Hove Lawns and Seafront and offers spacious rooms and an abundance of natural light. You have the choice to enter via the main entrance on the ground floor which has been beautifully restored or you may prefer to use the side entrance which brings you directly into the lower communal hallway, where your door is clearly marked to the right.

Upon stepping through the front door, the magnificent entrance hall will simply blow you away. The property has been recently refurbished throughout to a very high specification and is the perfect place for anybody to simply unpack your bags and move straight in! The refurbishment included new electrics, heating, floors, and damp proofing. Not to mention the addition of all the contemporary fixtures and fittings throughout the apartment.

As the property is located on the corner of Adelaide Crescent, you benefit from a dual south/west aspect allowing plenty of natural light to flow through the rooms. The real hub of the flat, the Lounge/Dining room, is located at the front of the property and has two large south facing windows overlooking one of your private patio areas. Just behind this is the newly fitted Kitchen/Breakfast room with integrated appliances and a breakfast bar. These two rooms create the perfect entertaining space to host those summer events with friends and family. You have two extremely spacious double bedrooms and a smaller bedroom/study area with the master bedroom benefiting from a dressing area and an En-Suite shower room. There's also a stunning family bathroom suite with a kidney shaped bath and contemporary tiling throughout.

As well as having Hove Lawns and the seafront practically on your doorstep, you have two private outside spaces to relax in! The front south facing patio is the perfect spot for those summer barbeques or to use for storing paddle boards or bikes. The extra side patio is a blank canvas and could be used to pot some plants or to enjoy a spot of alfresco dining in those warmer months.

You are in without a doubt one of the best locations in Hove! You could not be anymore central with Western Road and Church Road both on your doorstep. Here you'll find a wide range of shops, restaurants, bars, coffee houses, super markets, takeaways and Churchill square's famous shopping mall just a short stroll away. To top it off, there's excellent local bus routes' taking you to all other parts of Brighton & Hove.



Accommodation

LOWER GROUND FLOOR

COMMUNAL HALLWAY

ENTRANCE HALL

LOUNGE/DINING ROOM
16' 11" x 13' 1" (5.16m x 3.99m)

KITCHEN/BREAKFAST ROOM
13' 10" x 6' 7" (4.22m x 2.01m)

BEDROOM 1
23' 7" x 8' 9" (7.19m x 2.67m)

EN-SUITE SHOWER ROOM

BEDROOM 2
13' 8" x 13' 2" (4.17m x 4.01m)

BEDROOM 3
13' 10" x 6' 8" (4.22m x 2.03m)

BATHROOM

OUTSIDE

TWO PRIVATE PATIO AREAS

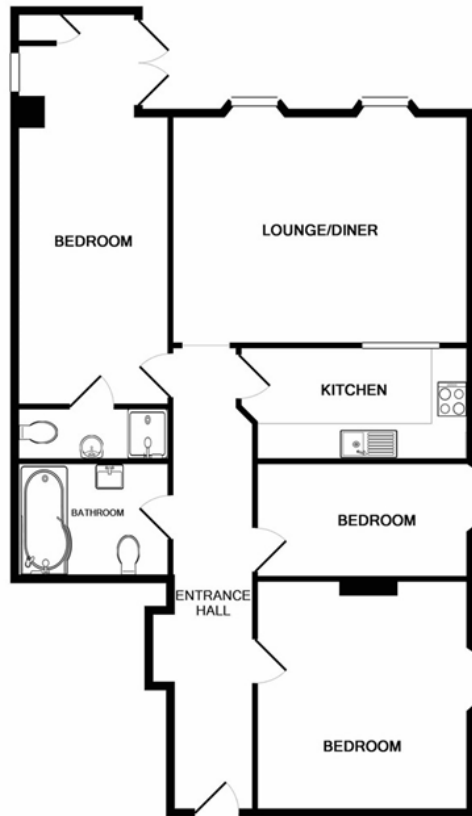


Picture this...

Just think how it would feel to walk out of your front door and straight onto the seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively you can enjoy a glass of wine whilst enjoying some alfresco dining in your patio garden throughout those summer months!

EPC NOT REQUIRED



TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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