



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

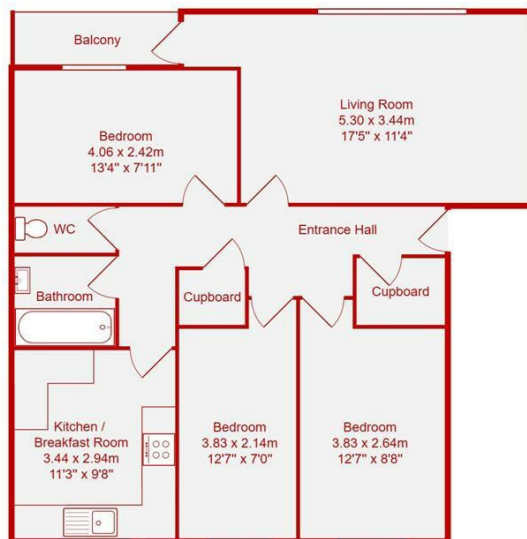
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- Purpose Built Balcony Flat
- No Onward Chain
- Communal Gardens & Rose Garden
- Located Just Off Portland Road
- Three Bedrooms
- South Facing Balcony
- Large Off-Site Storage Ideal For Bikes
- Excellent Public Transport Close By

## Ingram Crescent East, Hove

Price: £300,000 Leasehold



Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

### A Three-Bedroom Apartment in a Prime Hove Location

Situated in the sought-after Mountbatten Court on Ingram Crescent East, this well-appointed apartment offers a fantastic opportunity to enjoy the best of coastal living in the heart of Hove.

Measuring approximately 840 square feet, the property boasts a spacious and light-filled reception room, ideal for both relaxation and entertaining. There are two generously sized bedrooms and one good single, offering comfortable and versatile accommodation, along with a modern bathroom conveniently located to serve the entire apartment.

Set within a well-maintained development, the apartment benefits from a peaceful setting while remaining just a short walk from Hove's vibrant seafront, independent cafes, shops, and excellent local amenities. Public transport links are close at hand, providing easy access to Brighton city centre and beyond.

Whether you're a first-time buyer, downsizer, or investor, this property represents an excellent opportunity to acquire a home in one of Hove's most desirable areas. Early viewing is highly recommended.

Lease Length - 88 Years  
Service Charges - £1,128 Per Year  
Ground rent £10

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC