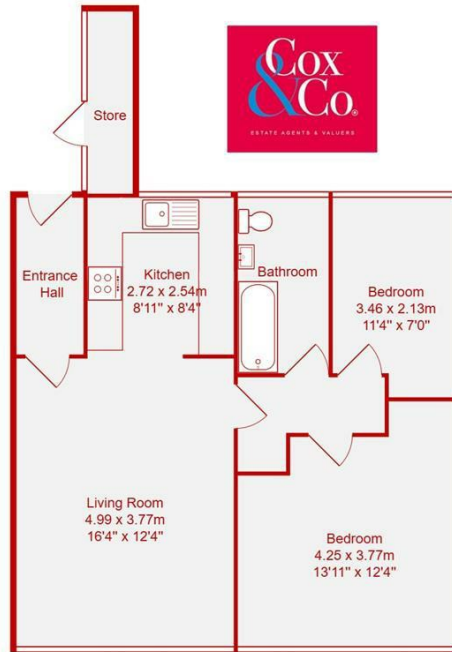




- Purpose Built Apartment Set In Private Grounds
- Ample Off Site Storage
- Walking Distance To The Sea and St Ann's Wells Park
- Private Communal Gardens
- Lease Being Extended to 999 Years
- Two bedrooms
- Modern Kitchen & Bathroom
- Good Size Lounge
- Close To Both Brighton & Hove Centres
- Very Bright With lots of Natural Light

## Somerhill Road, Hove

Price: £400,000 Leasehold



**Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Situated in the sought-after Park Gate on Somerhill Road, Hove, this beautifully presented two-bedroom apartment offers contemporary living in a prime location.

Positioned on the second floor, you are welcomed by a spacious hallway which offers plenty of space for coats and shoes. The heart of the apartment is the impressive open-plan living room and kitchen, designed for modern living. Large windows and a desirable double-aspect orientation flood the space with natural light while offering fantastic, westerly views.

A separate hallway with generous built in storage leads to the well-appointed bedrooms. The primary bedroom is a generous double with a fitted wardrobe, large west facing window and a convenient built-in desk—perfect for a home office setup. The second bedroom is another generous double bedroom with ample storage potential and a east-facing window that ensures plenty of daylight.

The modern main bathroom is ideally located close to both bedrooms and features a shower over the bath, complemented by another large window. Additional practicality is provided by a sizeable walk-in utility cupboard accessed from the communal hallway. Further along the communal hallway, you also have an extra private storage cupboard for added convenience. On the ground floor, you can access the communal secure bike storage.

This fantastic apartment combines space, light, and modern living in a prime location. Span Developments/Eric Lyons, a nationally recognised modernist architect, designed the building.

The property is ideally located as it is close to both Brighton and Hove city centres, with lots of local shops, amenities, and excellent public transport nearby. Brighton seafront is in walking distance as well as the St Ann's Wells Gardens.

Lease currently being extended to 999 Years.  
Service Charge - £181 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

