



26 Eaton Court

Eaton Gardens, Hove, BN3 3PL

**"SOLD PRIOR" - By Online
Auction - FURTHER
PROPERTIES REQUIRED
Guide Price - £225-250,000
LH**

825 sq ft
(76.65 sq m)

- 3x Bedroom Flat
- South facing private balcony
- Long lease

26 Eaton Court, Eaton Gardens, Hove, BN3 3PL

Summary

Available Size	825 sq ft
Price	Auction £225,000 Guide Price £225-250,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A spacious second floor purpose built apartment, three double bedrooms, dual aspect lounge / diner with south facing private balcony separate kitchen & wealth of built-in storage. Lift service & communal gardens stunning central Hove location short walk to Church Road, George Street, Hove Station & Seafront.

*SECOND FLOOR - Access via lift or stairs

*ENTRANCE HALL

*BEDROOM TWO - 12' 11" x 8' 2" (3.94m x 2.49m)

*BEDROOM THREE - 9' 7" x 6' 9" (2.92m x 2.06m)

*BEDROOM ONE - 12' 6" x 11' 6" (3.81m x 3.51m)

*DUAL ASPECT LOUNGE / DINER - 16' 6" x 12' 1" (5.03m x 3.68m)

*Easterly & Southerly views opening onto, PRIVATE SOUTH FACING BALCONY

*SEPARATE KITCHEN - 11' 11" x 6' 8" (3.63m x 2.03m)

*SEPARATE W.C. & BATHROOM

The property is currently let on an AST at £1,295pcm on rolling periodic.

We are advised that the lease is circa 199yrs from 24th June 1973, ground rent is £90pa rising to £135 in 2048. Maintenance is currently £8,000pa with £4,000 allocated into the sinking fund, for future works.

Accommodation

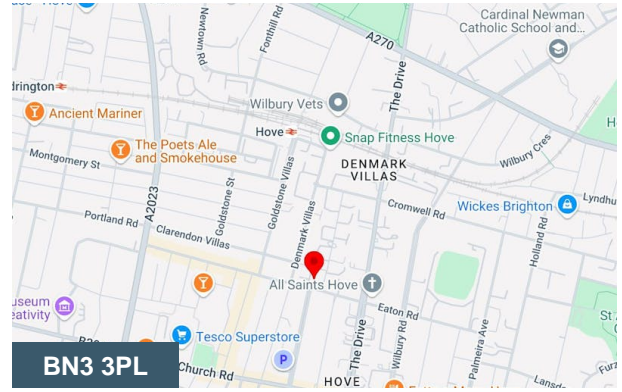
The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	825	76.65
Total	825	76.65

Terms

The property is for sale by online auction with guide price of £225-250,000 please see legal pack for full details.

Please visit auction site to register for legal pack-
<https://newlands.eigonlineauctions.com/lot/details/140567>



Viewing & Further Information



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