



Gainsborough House, Eaton Gardens, Hove, BN3 3UA  
**£500,000 - £550,000 Guide**



**GOLDIN  
LEMCKE**

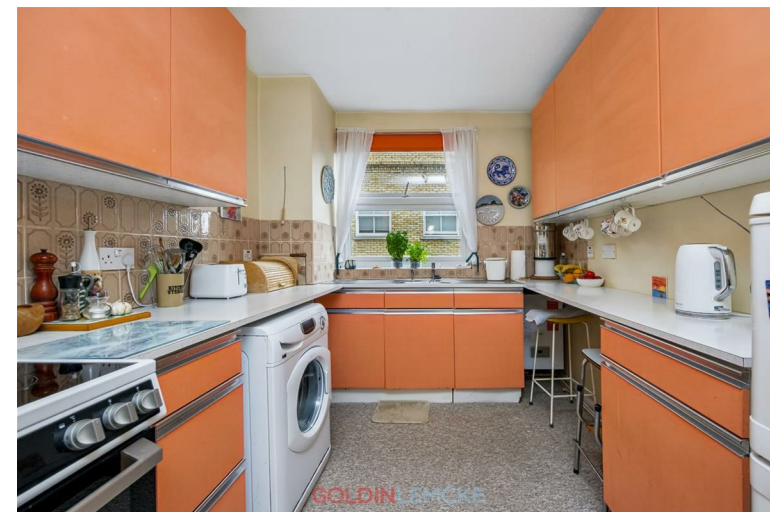
01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Gainsborough House, Eaton Gardens, Hove, BN3 3UA

## £500,000 - £550,000 Guide

A bright and spacious two-bedroom flat occupying part of the first floor of without doubt one of Hove's most sought-after blocks, situated in this extremely central location. The property greatly benefits from a private west-facing balcony and a garage, and early viewing is highly recommended.





## Further Information

The accommodation comprises a large entrance hall providing access to all rooms, an excellent sized living/dining room with bay window and sliding doors opening onto the balcony, kitchen, bathroom, separate cloakroom, and two double bedrooms, both benefitting from fitted storage. A garage is also included, which is a rare and valuable feature for properties in this location.

Gainsborough House is regarded as one of the area's most sought-after blocks and has a reputation which has been maintained to an extremely high standard.

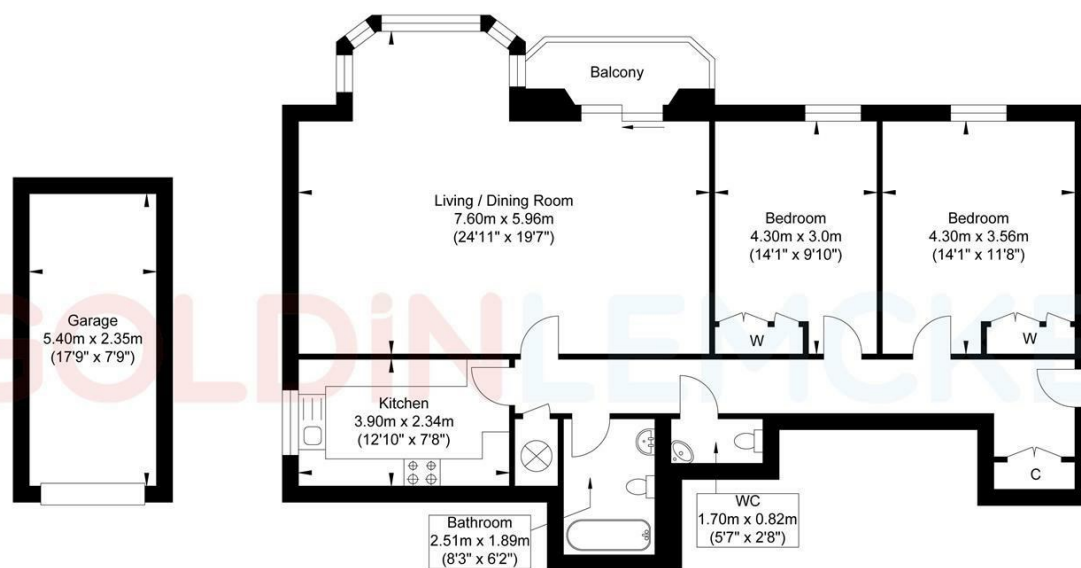
Situated in one of central Hove's most desirable residential areas, Eaton Gardens is perfectly positioned for easy access to a wide range of local amenities. The property is just moments from the cafés, restaurants and independent shops of Church Road, while Hove seafront and promenade are also within easy reach. Hove mainline railway station is nearby, providing convenient links to London and surrounding areas, and several well-regarded schools and green open spaces can also be found close by.



**GOLDINLEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

## Eaton Gardens

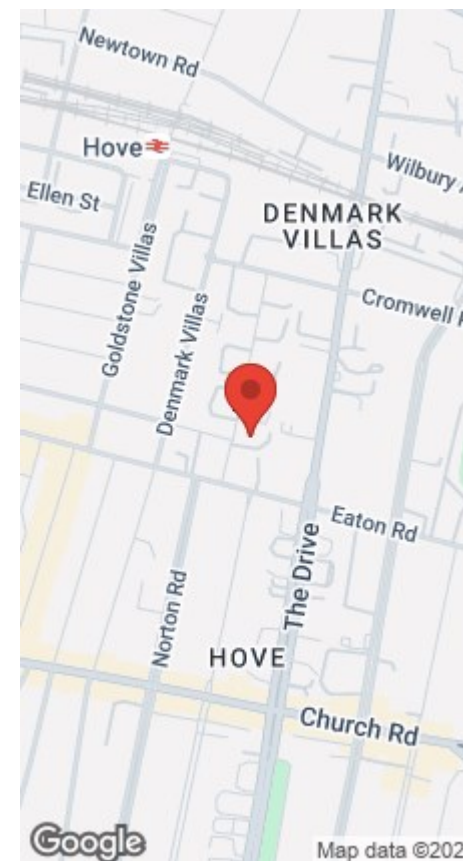


Garage  
Approximate Floor Area  
136.59 sq ft  
(12.69 sq m)



First Floor  
Approximate Floor Area  
1045.39 sq ft  
(97.12 sq m)

Approximate Gross Internal Area (Excluding Garage) = 97.12 sq m / 1045.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002