



Rochester Gardens, Hove

East Sussex

Guide Price **£210,000 – £220,000**



Rochester Gardens, Hove

Situated in central Hove, close to the seafront, a good-sized ONE BEDROOMED LOWER GROUND FLOOR APARTMENT benefitting from HIGH CEILINGS and LARGE SASH WINDOWS. Sold with NO ONWARD CHAIN and a SHARE OF THE FREEHOLD.

Set within one of central Hove's most sought-after locations, this well-presented apartment enjoys an unrivalled position in the highly coveted Brunswick Town conservation area. Moments from the popular cafes, shops and restaurants of Church Road, the location offers the very best of Hove's coastal lifestyle.

The main living room features a large bay sash window allowing plenty of natural light and has been thoughtfully arranged alongside the kitchen to offer a partially open-plan layout, ideal for everyday living and entertaining. An internal window connects the two spaces, allowing light to flow through and creating a sense of connection while maintaining separation. A double bedroom and bathroom with a shower over the bath complete this comfortable and well-positioned home.

The Local Area

Located in the very heart of Hove, the seafront, Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while for cricket fans, the Sussex County Cricket Club is a short walk up the road.





When it comes to shops, bars and restaurants, there's no shortage of choice with the amenities of Church Road, Western Road and Brighton City centre on your doorstep.

Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront are a short walk away.

Both Hove and Brighton mainline stations provide convenient commuter links to London and Gatwick, and regular bus services travel all across the city, as well as to outlying suburbs and villages, including Devil's Dyke.

Further Information

Rochester Gardens is located in parking zone M. The council tax band is B, which is currently charged at £1,910.06 for 2025/26.

EPC Rating - E / Council Tax - B / Parking - Zone M

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

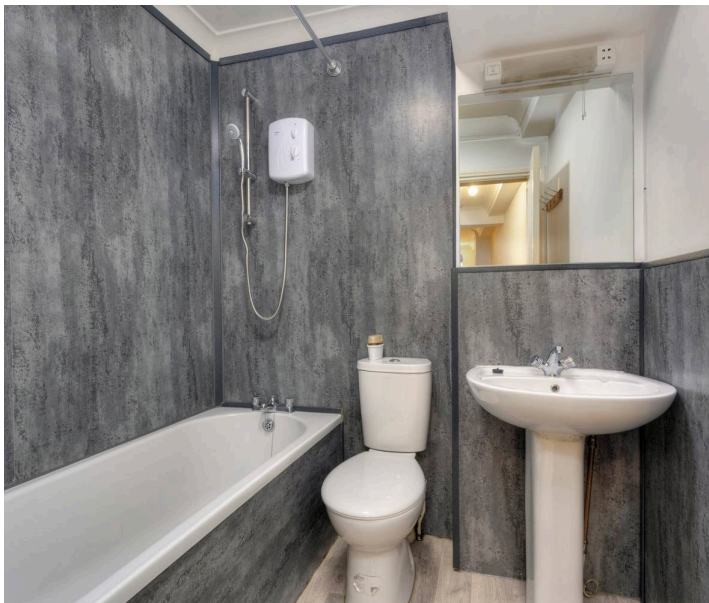
Tenure: Share of Freehold

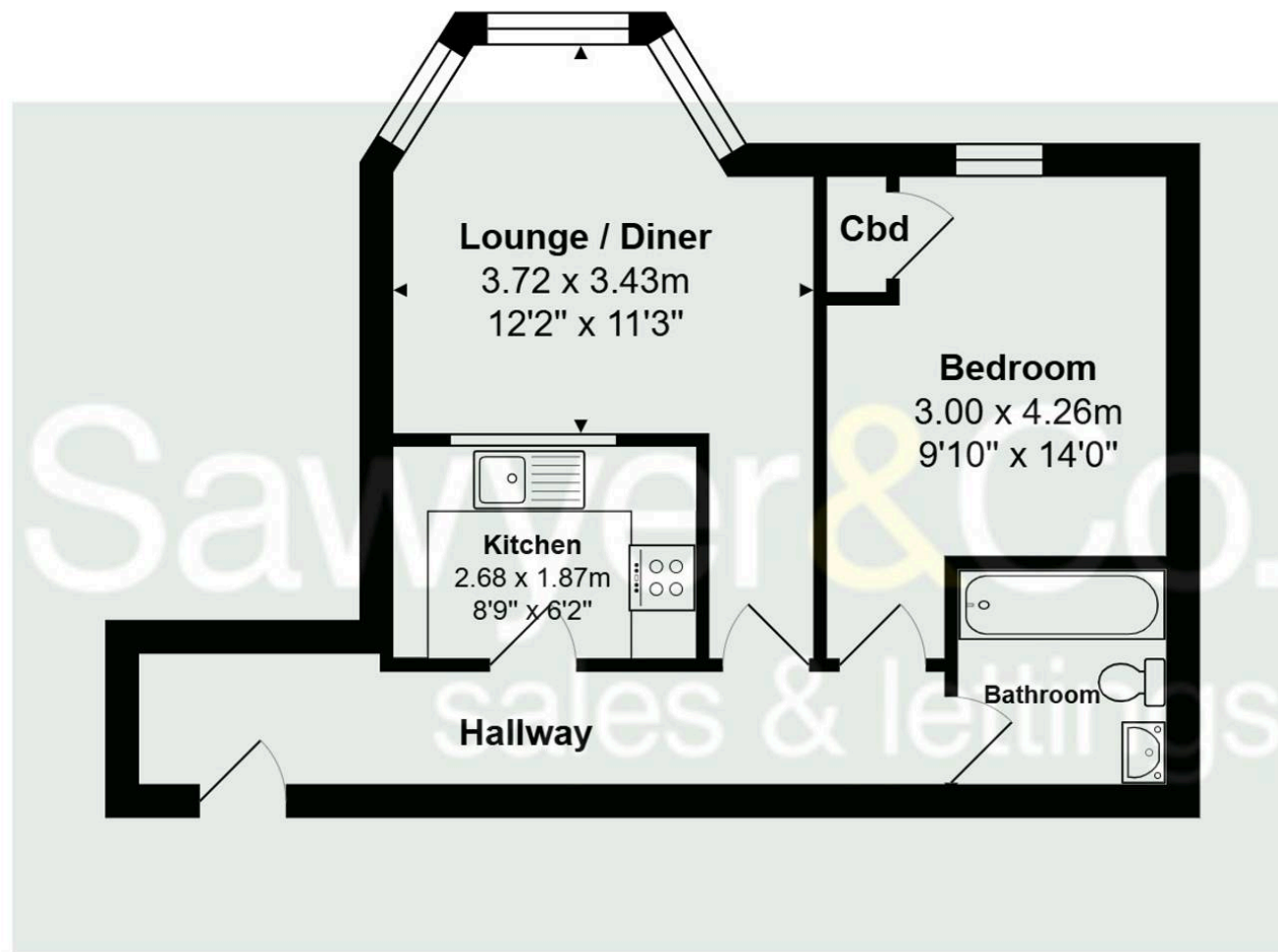
Unexpired term on lease - 996 years

Service Charge - £833.20 pa

Reserve Fund - £2,975.20pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 42.0 m² ... 452 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.