



Park View Road, Hove

East Sussex

Asking Price £450,000



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Wonderfully positioned in Hove, overlooking Hove Park, a good-sized TWO BEDROOM, TWO BATHROOM SECOND FLOOR APARTMENT in a desirable PURPOSE-BUILT DEVELOPMENT with a BALCONY, TWO ALLOCATED PARKING SPACES, and COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

Set on the second floor of a popular purpose-built apartment block, surrounded by woodland, this attractive property offers contemporary styling and well-proportioned accommodation throughout. The bright and spacious dual-aspect lounge/diner is one of only a handful within the development to enjoy windows on two elevations, creating a wonderfully light space. Large sliding glass doors open directly onto a private balcony, enjoying leafy views over the surrounding trees and parkland beyond.

The area has been thoughtfully arranged with the kitchen to offer an open-plan style while remaining partially divided from the living area. Well-equipped with a double oven, integrated appliances and an excellent range of storage units, the modern kitchen is ideal for everyday life and entertaining. There are two double bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from generous proportions and an en-suite shower room adapted for accessible use. A spacious entrance hall further enhances the sense of space and includes built-in cupboards providing practical storage.

The private balcony features an electric heater for year-round outdoor dining and relaxing. The property also benefits from two allocated parking spaces within the secure underground car park.





Orchard House is a modern and attractive development designed with accessibility in mind, offering spacious accommodation, wide corridors and doorways, communal lifts and well-maintained communal gardens.

In The Local Area

The wide green open spaces of Hove Park sit just across the road, offering tennis courts, a playground, Riptide Health & Fitness, landscaped gardens and a popular café. Nearby amenities include a Waitrose superstore and the shops and facilities of Goldstone Retail Park.

The property benefits from excellent transport links, with local bus routes offering easy access across the city. Hove Mainline Station, providing direct services to London Victoria and Gatwick Airport, is less than a mile away, while the nearby A23 and A27 offer convenient road connections beyond the city.

Further Information

The property is not in a controlled parking zone. Currently, the property is in Council Tax band D, which was charged at £2,338.06 for 2026/27. EPC rating - C. 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 - 128 years

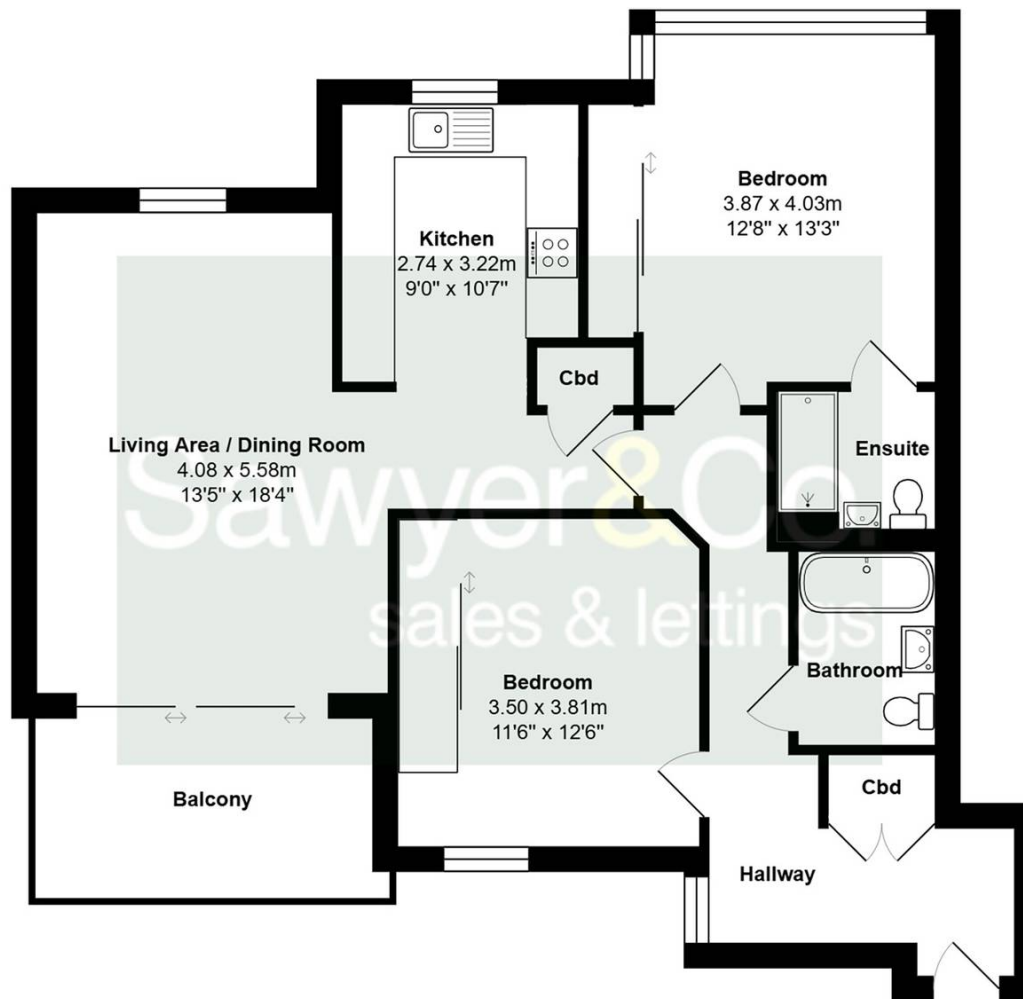
Service Charge - £3,520 pa

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



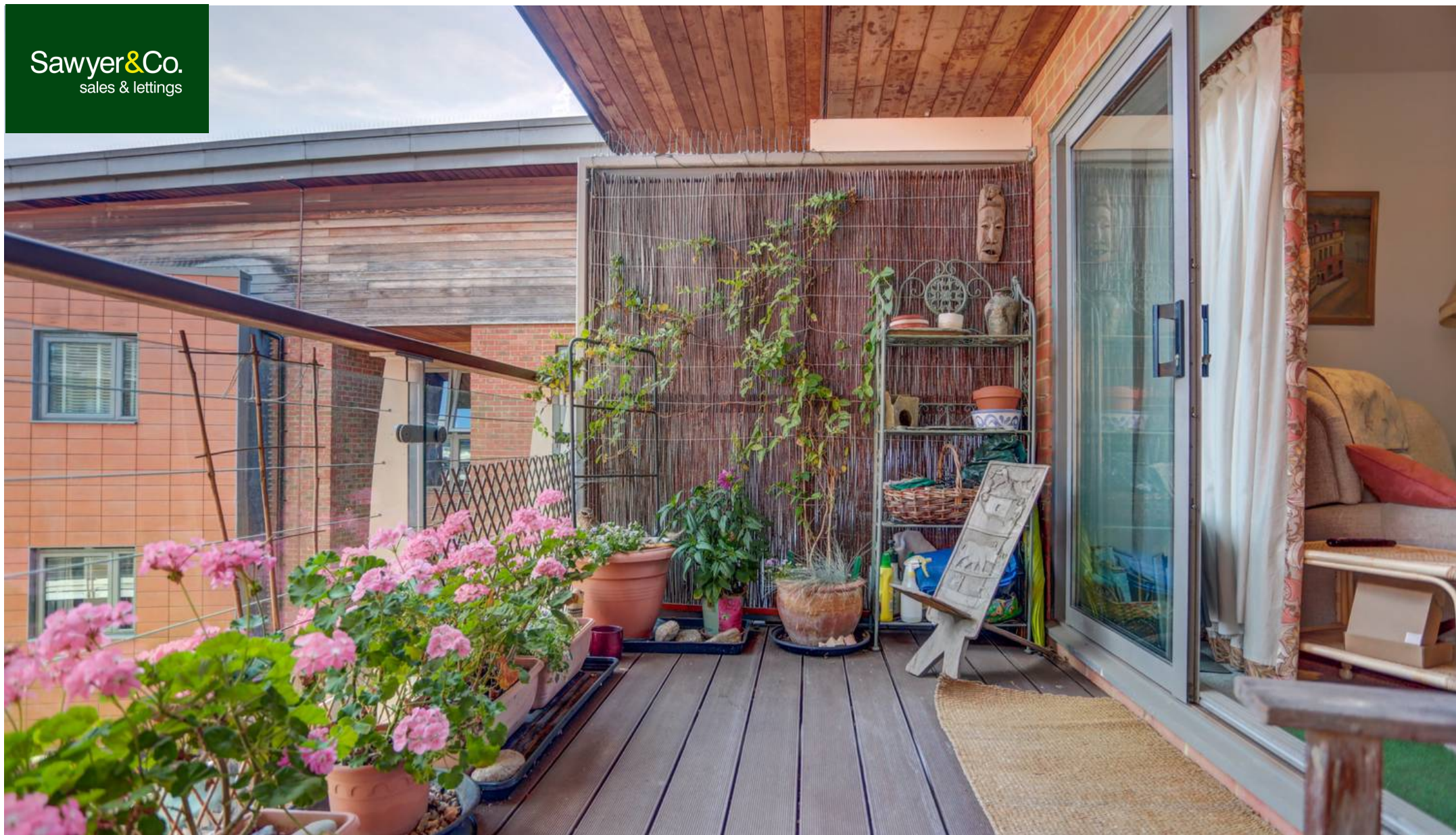






Total Area: 88.0 m² ... 947 ft² (excluding balcony)

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.