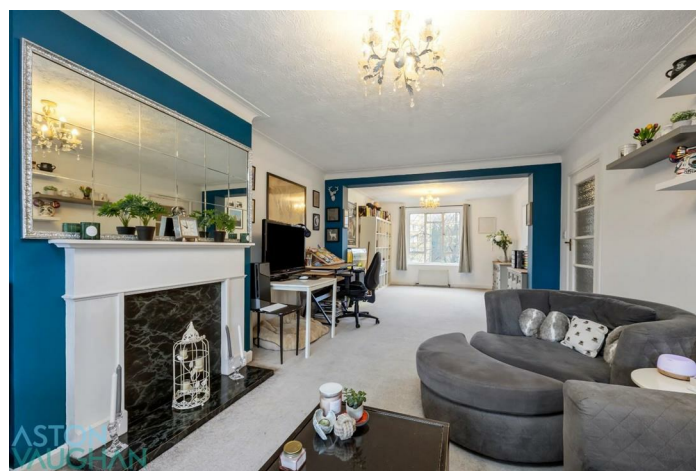


SHARE OF FREEHOLD



Apartment (EPC Rating: C)

102 WICK HALL FURZE HILL, HOVE, BN3 1NH

Guide Price

£550,000

ASTON VAUGHAN
Sales and Lettings



3 Bedroom Apartment located in Hove

****GUIDE PRICE £550,000 - £575,000****

The luxury Art Deco apartments of Wick Hall have retained their upmarket status since being built in 1936. They sit on a quiet road close to the sea, the city and St. Ann's Well Gardens, enjoying the best of all worlds with plenty to explore on foot. This sizable three-bedroom apartment resides on the second floor, benefitting from a private, south facing balcony, becoming a summer extension of the home, attracting natural light right through the day.

This apartment also boasts unallocated off-street parking and two communal gardens which are impeccably kept by the gardener. The interior has been renovated and well-maintained by the current owners to give it a homely feel with soft grey carpet underfoot and a soothing neutral décor to suit all styles of furnishing. While it is ready to move straight into, there remains plenty of scope for further modernisation which would add value in this prestigious building and location.

An entry phone system provides access into the immaculate foyer where Terrazzo tiled stairs or a lift whisk you to the second floor. From here your door is along the well-lit hallway and opens into a wide and welcoming entrance hall stretching back through the depth of the flat. All three bedrooms sit peacefully at this end, away from the main living area at the end of the hallway.

As spacious double bedrooms, all three can accommodate double or king size beds, making them ideal for professional sharers, or for families with children. Any one of the rooms would also be ideal as a tranquil home office for those working from home daily. The principal room and bedroom two also benefit from built-in wardrobes which maximise the floor space and all enjoy views looking out to the mature trees surrounding the building which are abundant with wildlife.

They share use of the bathroom which usefully has a separate WC – although some owners within the building have chosen to 'knock-through' to create one large bathroom space.

Spanning the westerly wing of the building, the living and dining room offers a magnificent amount of space culminating in the south facing balcony where you can sit out to dine alfresco during summer. Inside, there are clearly defined areas for relaxing on larger furnishings and for formal dining and entertaining at the far side of the room alongside the adjoining kitchen. This has been well-designed for the space to include ample storage in Shaker cabinetry while leaving space for freestanding appliances.

Vendor's Comments:

"We love the convenience of the location as you can access everything you need on foot, yet it's remarkably quiet here. The garden is lovely during the summer as it is so well-maintained, and you have the beach on your doorstep for a change of scene."

Education:

Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College

Good to Know:

As one of the city's most attractive apartment buildings, Wick Hall and neighbouring Furze Croft were completed in 1936 (the same year as the Queen Mary was launched) and have been compared to ocean liners with their attractive and linear Deco styling and expansive flat roofs. The development of Wick Hall is built around two crescents which have space to park using a residents' permit. These encapsulate immaculate lawns and mature trees inherited from the grand home which stood here previously.

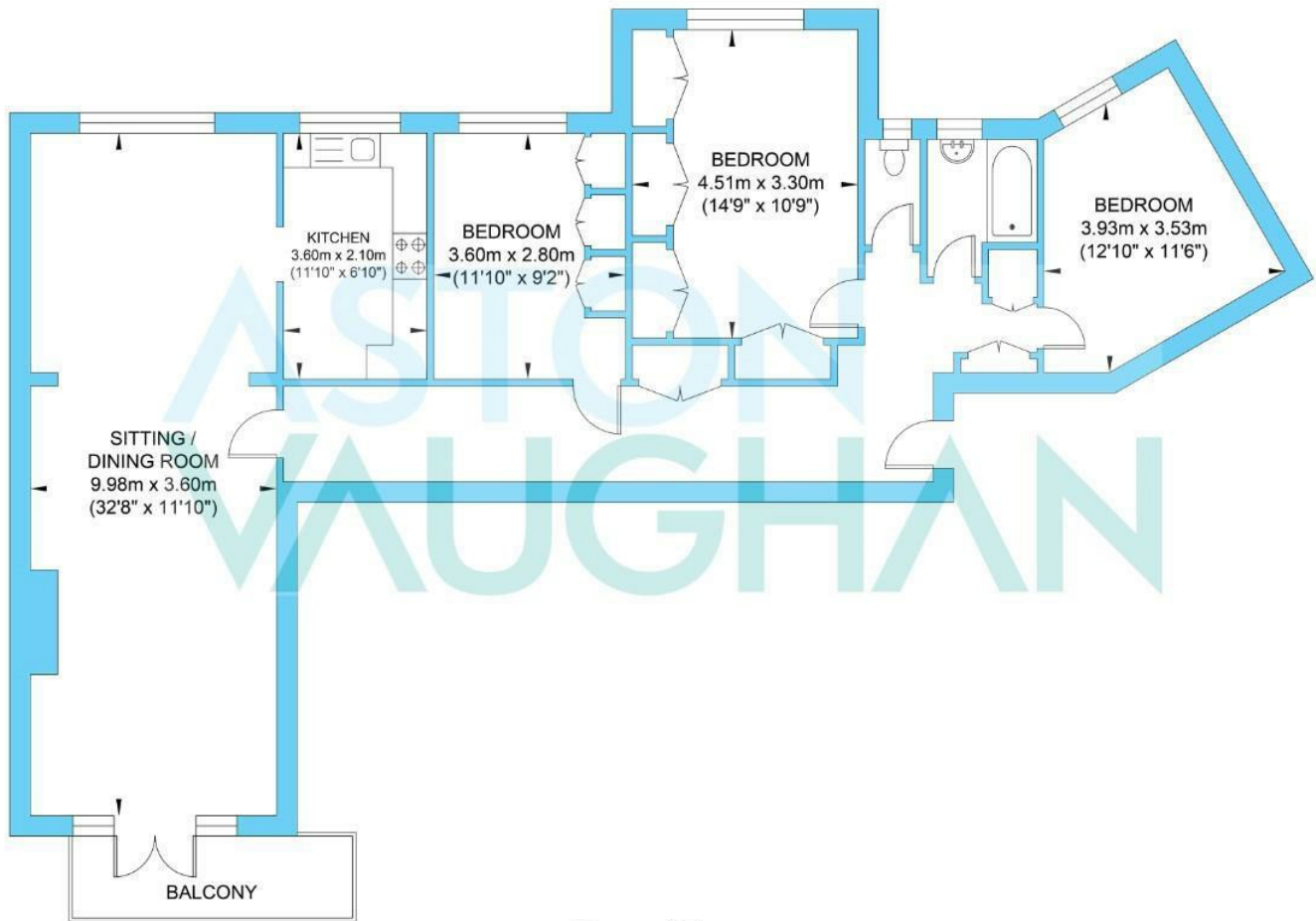
Beautifully spacious and bright – these are prestigious apartments where the residents feel safe and well-catered for by the on-site staff. There is a sense of community with families and residents of all ages who appreciate the highly favoured location with the city and the sea on your doorstep. Although this property sits peacefully tucked away from the hubbub of the city, you are still incredibly well-connected with excellent transport links nearby to include both Brighton Mainline and Hove Stations. There is also a porter to collect your refuse, and the



heating and hot water are centralised, so they are part of the maintenance rather than billed. With a fantastic sense of community and 'outstanding' schools nearby, this flat would be perfect for commuters, professional sharers, families and investors alike!



Furze Hill



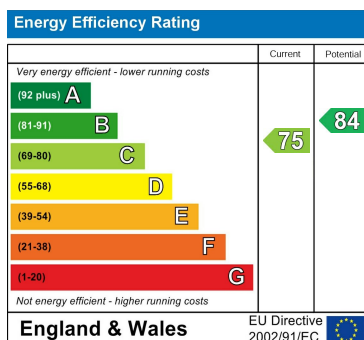
Second Floor
Approximate Floor Area
1136.88 sq ft
(105.62 sq m)

Approximate Gross Internal Area = 105.62 sq m / 1136.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.