



Somerhill Lodge BN3
£400,000

ASTON
VAUGHAN

INTRODUCING

Somerhill Lodge, BN3

2 Bedrooms | 2 Bathrooms | 1 Reception Room | 732.26 Sq Ft

With glorious views to the sea – just 2 blocks down - this luxury 2 bed, 2 bath retreat offers 68.03m² (732.26 sq. ft.) of sun-lit rooms all on one glamorous level where ceilings soar and every room has an immaculate finish. Chain free, it's on the 2nd floor of a striking 1970's building with a lift, and inside delivers a sophisticated lifestyle with a sociable living dining room with views, a contemporary central kitchen which is good to go and two, fabulous double bedrooms which don't share a wall- or a bathroom. Ideal as a home or high end investment it's just 5 mins walk from the fashionable shops, café bars and restaurants of Western Road and 3 from a popular primary school opposite the tennis courts, playgrounds and outdoor events of St Anne's Wells Gardens -and perfect for professionals too, major employers are on the doorstep and Hove Station's direct trains to Gatwick and London are just 5 mins by cab (or 12 by bus).

On the cusp of the chic cafés, restaurants and shops which line both Western Road and Church Road, and within a walk of the sea and social activities of Hove Lawns, this fabulous 70's block with double glazing and a lift is a great find - and tucked away from tourists. One of the most sought

after areas of the city with the leafy acres, playground, tennis courts and outdoor events of St Anne's Wells Gardens and a good primary school on the tree lined road, although there's plentiful permit parking, it's well connected with bus routes along Western Road and the coast road to take you into or out of the city.

Chic, sunny and secure, inside this streamlined apartment has great storage, including in the hallway. Looking south with feel good views, uninterrupted light streams through the elegant living dining room where a broad bay frames a mesmerising seascape at the end of historic terraces which step down to beaches with café bars and restaurants to explore. Crisp decoration keeps the focus on the picture perfect vista, luxuriant silver carpet is underfoot and there is 4.88 x 4.58m (16'0 x 15'0) in which to relax or enjoy with friends.







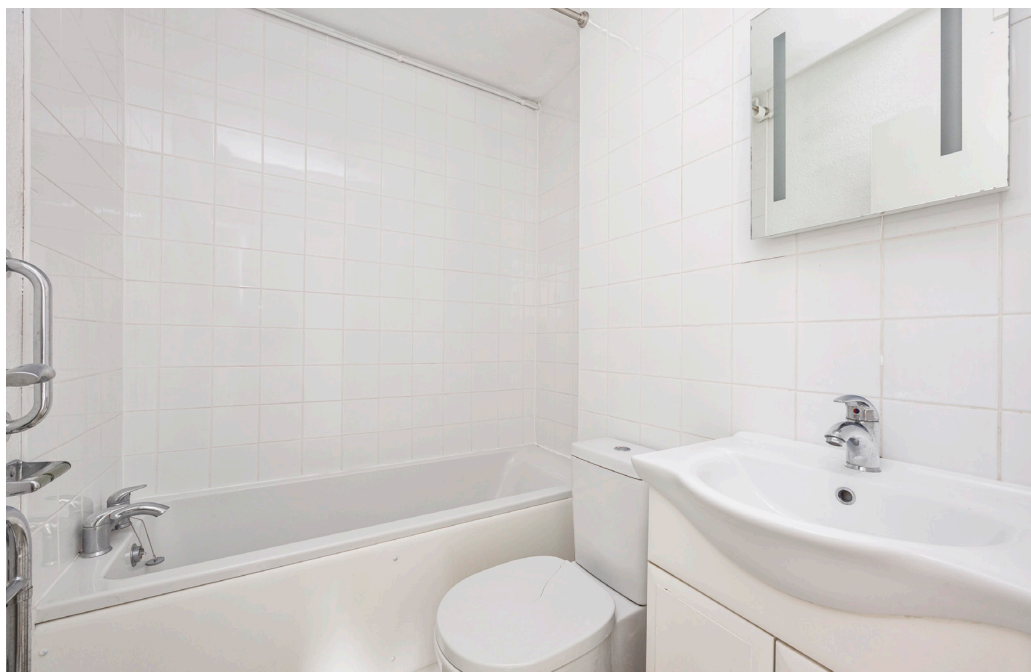




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At the heart of the apartment, the stylish kitchen is bright and cheerful with seaside views, practical working surfaces and a well-planned layout. Everything flows from the central electric hob and oven beneath a hood, plumbing is in place for a washing machine and there's designated space for a tall fridge freezer if you like to entertain.

A quiet retreat, the guest bedroom is simple but stylish with fitted wardrobes and space for a double bed and across the hall, the fabulous bathroom is a relaxing refuge with a shower above the bath and lit mirror above the hand basin. Private and peaceful, the restful principal bedroom spans a generous 3.73 x 3.71m (12'2 x 12'2) to unwind in, is beautifully decorated and has twin double wardrobes to fill.





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Vendor's Comments:

"Quiet but convenient the location couldn't be better within a short walk of the sea, great amenities and the station to London – and as buses to take you along the coast or to the National Park you really don't need a car here. Hove Station is 5 mins by cab, Brighton is 7 and they're both a 20-25 min walk in summer past cafés and bars so you can choose a new place to meet after work every day! This is a great place to live with water sports, sociable Hove Lawns and St Anne's Wells on the doorstep, all with readymade communities to welcome you if you're new to the city, and if you're professionals or a growing family, good local schools and major employers are easy to reach."

Good to Know:

Quiet but central location
Walking distance of shops, stations & sea
Major employers easy to reach
Good school catchment

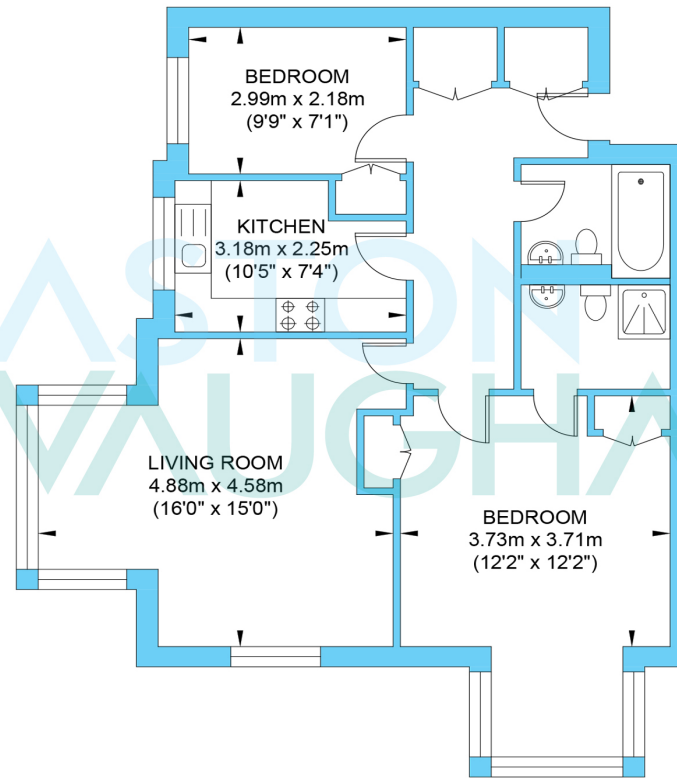
Education:

Brunswick Primary School
Cardinal Newman, Hove Park secondary schools
6th forms at Hove Park, BHASVIC, City College, BIMM
Private schools: Brighton College, Brighton Girls, Roedean

Between the beach and Hove Lawns, which have friendly communities of dog walkers, runners, keep-fit clubs and festival events, and the great shopping, restaurants and theatres of Western Road this fabulous property is ready to walk into. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove and both Brighton and Hove Stations, with direct links to Gatwick and London, are easy to get to.



Somerhill Road



Approximate Gross Internal Area = 68.03 sq m / 732.26 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.