



**MyHaus Brighton**  
Sales & Lettings



**40 Eaton Court Eaton Gardens**  
**Hove**  
**East Sussex**  
**BN3 3PL**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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- Central Hove
- Three bedrooms
- Lift access





## About The Area

The location of Eaton Gardens is perfect for a quieter atmosphere whilst still being close to all Hove has to offer. 6 minutes from Hove station to get to Brighton, London and beyond. A short walk from George Street with local shops, restaurants and coffee shops a few minutes walk away. Not to forget Hove seafront a 15 minute walk away.

Welcome to Eaton Court this charming 3 bedroom, refurbished apartment is a light and spacious home. Situated on the fourth-floor, with elevator access, the property offers three generously sized bedrooms allowing ample space for a growing family or those who require extra room for a study or home office. The location of Eaton Gardens is perfect for a quieter atmosphere whilst still being close to all Hove has to offer. 6 minutes from Hove station to get to Brighton, London and beyond. A short walk from George Street with local shops, restaurants and coffee shops a few minutes walk away. Not to forget Hove seafront a 15 minute walk away. The highlight of the apartment is the large living space, with balcony for your morning coffee in the sunshine, with enough space for a table and chairs you can enjoy the views across Hove and the tree lined streets. The first of the three bedrooms the master contains fitted wardrobes for that extra room and storage space. The second bedroom is also double in size and provides ample space and light. The third bedroom is also double in size while being the smaller of the three. This would also make an excellent bedroom, study or dressing space. The bathroom contain over bath shower with bath and separate W.C.

