



Hardwick Road, BN2

Asking Price £265,000

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Sales and Lettings

## INTRODUCING

# Hardwick Road, BN2

2 Bedroom | 1 Bathroom | 1 Reception Room | 615 sq ft |  
10 mins to sea & Hove Lagoon | Spacious west garden

Tucked away in an area always sought after by those wanting spacious homes and gardens with easy parking and quiet nights, this ground floor apartment is a special find with a big sunny garden and a local convenience store, popular primary school and a park's playground on the doorstep.

Set down and back from the road, this apartment has its own private entrance and inside is bright and cheerful with good storage in the hallway.

Ahead, the elegant living dining room has large twin windows to bathe the room with sunshine and 4.69 x 3.54m (15'4 x 11'7) of versatile space to spread into. Ideal for entertaining there's plenty of space for sofas and a dining table, and there's an easy flow to the light and spacious kitchen breakfast room. With a practical layout and working surfaces, this social kitchen breakfast room has space for a bistro table and opens to a covered store and the garden. Good to go, this is an area which you could glam up over time – and the good news is the vendors are willing to discuss the freestanding gas oven and washing machine in situ to help you get started.

Outside, the garden is a big oasis level with the apartment, which is a feature hard to find in a city built on the rolling South Downs - and with so much space, it inspires ideas of extending out, stnc. Surrounded by other gardens it's easy to forget you are just minutes from central Hove and this west facing, easy care suntrap already has a large, paved terrace for al fresco dining, a big lawn and a shed – and there is also discreet covered storage for bikes.

Returning inside, the contemporary shower room is central to the apartment and has natural light, a sleek vanity unit beneath the hand basin and a warming rail for towels. At the front of the apartment, the first of the bedrooms is a generous single with a fitted wardrobe to fill whilst at the back, the restful principal bedroom has stylish décor, garden views and 3.62 x 3.29m (11'10 x 10'9) to relax in.





## OWNER'S THOUGHTS

"This location is only a few mins drive from central Hove but you return to peace, parking and lovely countryside as the Devil's Dyke Trail is a 3 min cycle or 5 mins on foot! With light and spacious rooms the flowing layout works well, although it would be relatively simple to make the kitchen a bit more glamorous – or you could even extend out, stnc, as there would still be plenty of room in the garden. It's a great home or good investment as there's a local shop just a few minutes away if you run out of milk, a big Waitrose or local Tesco are a short drive and the fabulous shops and restaurants of New Church Road are easy to get to by cab or bus. The beach and water sports of Hove Lagoon are 10 mins away – and a fantastic new park leading from it to Hove is being constructed- and we're also well connected to employers as buses run in and out of the city or along the coast, and Portslade Station has direct trains to Shoreham, Brighton, Gatwick and London."

### Education:

Primary: West Blatchington 1 min car, 4 on foot, Hangleton 4 min drive

Secondary: Blatchington Mill, Hove Park

Sixth Form: Hove Park, Shoreham Academy

Private: Lancing Prep, Lancing, Brighton College

### Good to Know:

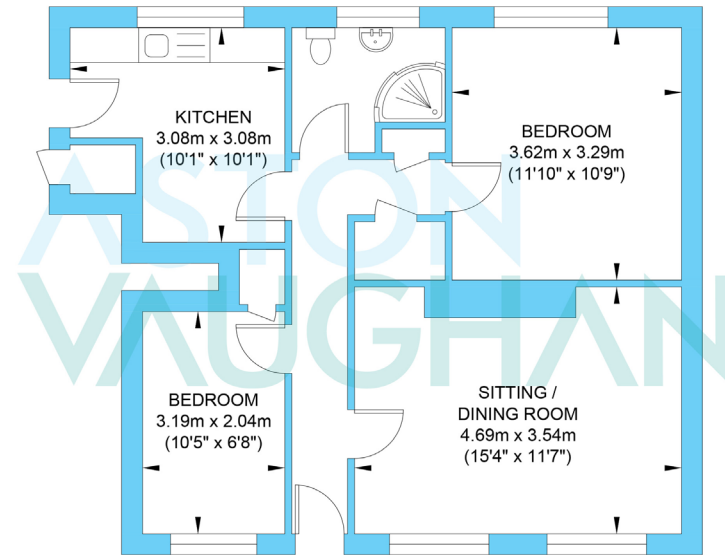
Local store 5 mins walk, 1 min drive, Tesco/big Waitrose 3-5 min drive

Southlands Hospital & County Hospital 12 & 20 mins drive

Sea 10 mins drive

Station 20 mins bus, 5 by cab

## Hardwick Road



Ground Floor  
Approximate Floor Area  
615.91 sq ft  
(57.22 sq m)



Approximate Gross Internal Area = 57.22 sq m / 615.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.