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# austin gray



## 117 Wick Hall, Furze Hill

Hove, BN3 1NH

Asking Price £475,000

Set on the fifth floor of the well-maintained Wick Hall, this refurbished two-bedroom apartment is presented in excellent order throughout and offers a bright, spacious layout. A generous entrance hall leads to the versatile second double bedroom with built-in cupboards and a modern family bathroom with shower, W/C and integrated washer/dryer.

The main bedroom is generously sized with fitted wardrobes and plenty of natural light. The contemporary kitchen features sleek Corian worktops, integrated appliances and ample storage.

The dual-aspect living/dining room is a standout space, filled with natural light and offering treelined views. A glass door opens onto a private balcony overlooking communal gardens, with glimpses of the city skyline and sea.

Wick Hall is ideally positioned on Furze Hill, moments from St Ann's Well Gardens, the seafront and Western Road. Brighton and Hove stations are within easy reach, providing excellent links to London and the coast.

### Viewing

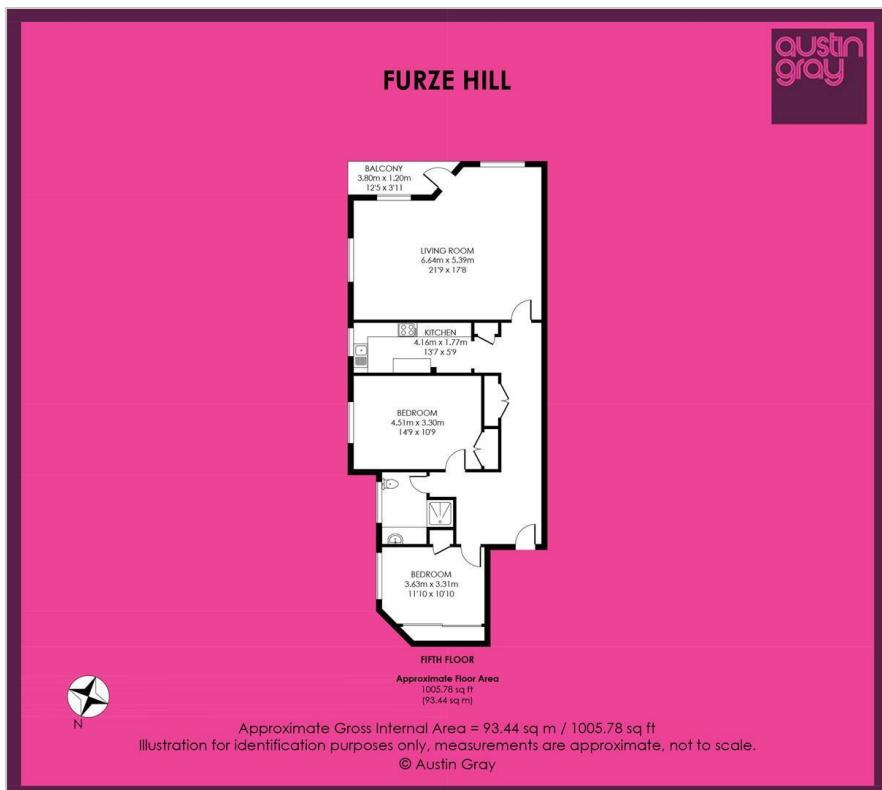
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- Share of Freehold
- Resident Caretaker
- Two Double Bedrooms
- Modern Integrated Kitchen
- Balcony
- 1005.78sq ft / 93.44 sq mt
- Prime Location Near St Ann's Well Garden and Brighton Mainline Station
- 137 Years Remaining With Further Lease Extension Being Added
- Service Charge: £5,000 p/a inclusive of Water and Heating
- Council Tax Band: C



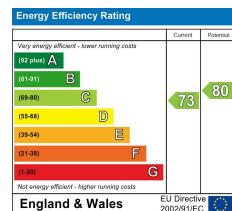
## Floor Plan



## Area Map



## Energy Efficiency Graph



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