



Flat 48, Gradino Apartments, 119 Davigdor Road, Hove, East Sussex, BN3 1RE
£595,000

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A brand new apartment in Hove with panoramic views

The Property & Location

This beautiful contemporary apartment has been created with a forward-thinking agenda for sustainability, inclusivity and comfort, ideal for a new generation of Brighton and Hove's discerning buyers. It offers peace of mind living, with high performance appliances, energy-efficient heating systems, and high levels of thermal insulation delivering low running costs. The generous layout and well planned accommodation has been carefully considered to reflect today's lifestyles, offering cityscape views.

Easy to run, simple to manage and filled with light, Gradino provides the warmest of welcomes to come home to at the end of the day. This impressive apartment provides all the features of modern living, from a flexible open-plan living space with a contemporary-designed kitchen to spacious principal bedrooms with fitted mirrored, sliding door wardrobes. The kitchen features Paula Rosa matte finish handleless "dust grey" cabinetry and Caesarstone quartz worktops, combining sheer bright surfaces with duskier tones, this space becomes easy to manage. With muted colours, clean lines & simple silhouettes, the neutrally designed interiors make it easy to apply your own style to create your perfect home. Bathrooms and en-suites offer chic white sanitaryware and chrome fixings that are neat and functional.

Whether you are commuting to work or getting out to socialise and explore this is made easy with Brighton & Hove mainline stations less than a mile away. At Gradino, we are keen to encourage the residents to give the local transport options a go. The first homeowners will receive some great incentives including a voucher towards a bicycle, a subsidy towards a local bus pass or train season ticket and membership to the beryl bike share scheme.

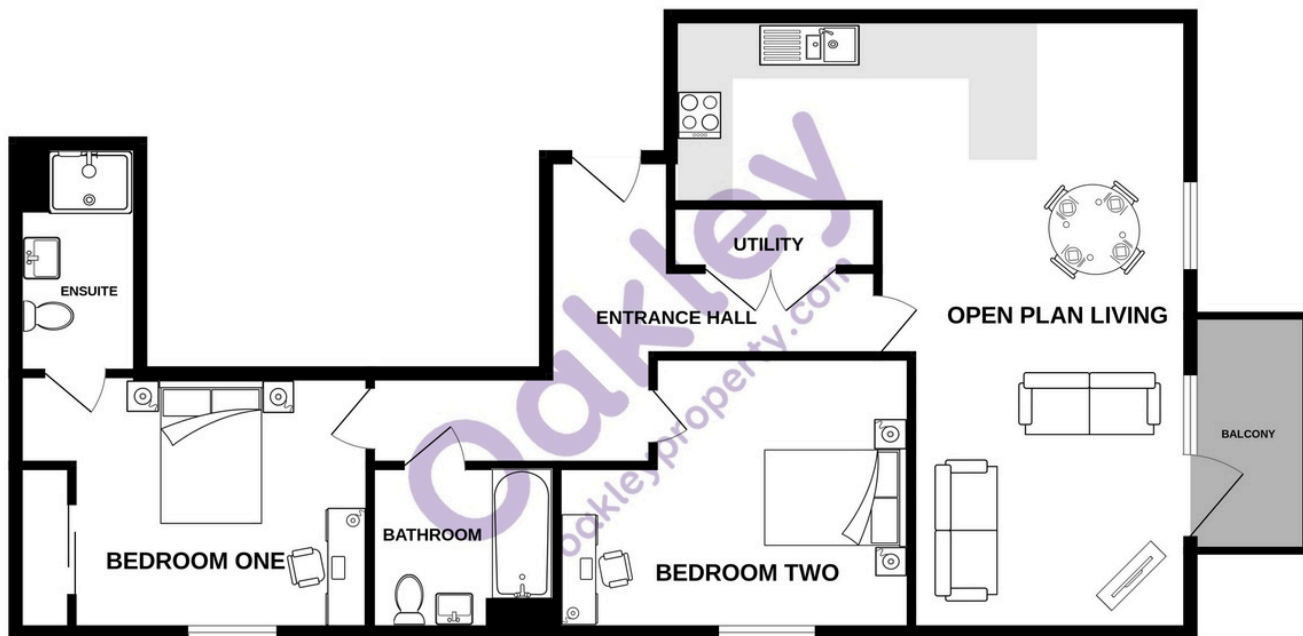
Gradino is perfectly located to explore the very best of the vibrant city of Brighton and Hove, renowned for its beach and esplanade, its artisan cafes, specialist shops, characterful pubs and bars, its wide variety of restaurants and of course the city's world-famous street scene, entertainment and nightlife.

Situated in the sought after Seven Dials district, home to a great selection of cafés, bars, restaurants and shops.

Just moments from the doorstep, St Ann's Well Gardens is one of Brighton & Hove's green flag city parks, and the perfect spot to relax and unwind within a captivating setting of ancient trees, exotic plants, winding pathways, tennis courts, and a pond rich in wildlife.



SIXTH FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
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Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
The Property Works, 30-31 Foundry
Street, Brighton, BN1 4AT
www.oakleyproperty.com
brighton@oakleyproperty.com

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Agents Notes
Tenure Leasehold
999 Year Lease Term
Ground Rent- £0
Service Charge- Approx. £2,850 pa
Council Tax Band D

Energy Performance Certificate			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

