



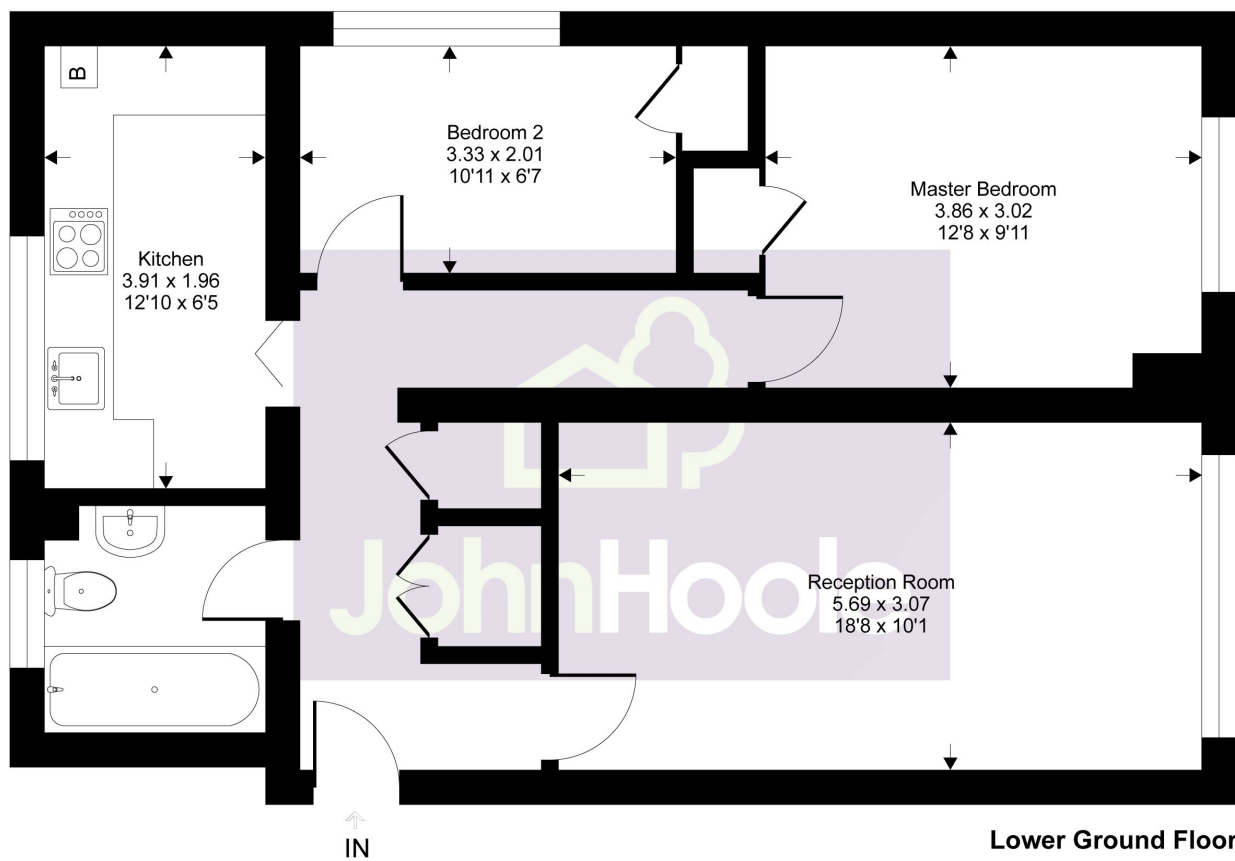
Palmeira Avenue, Hove, BN3 3GF

£325,000



Palmeira Avenue, BN3

Approximate Gross Internal Area = 65 sq m / 697 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(81-91) A		
(61-80) B		
(41-60) C		
(21-40) D		
(11-20) E		
(1-10) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	77
		33

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Welcome to this charming two-bedroom flat nestled within a coveted tree-lined avenue in the heart of Hove. Set within a low-rise purpose-built block, this residence offers an exceptional opportunity to own a generously sized apartment in a prime location.

Convenience is key, with Church Road's vibrant array of restaurants, bars and shops just a short stroll away. Whether you're commuting or seeking leisurely seaside strolls, Hove station and the seafront are within easy reach. Cricket enthusiasts will relish the proximity to The 1st Central County Ground, adding to the appeal of this desirable locale.

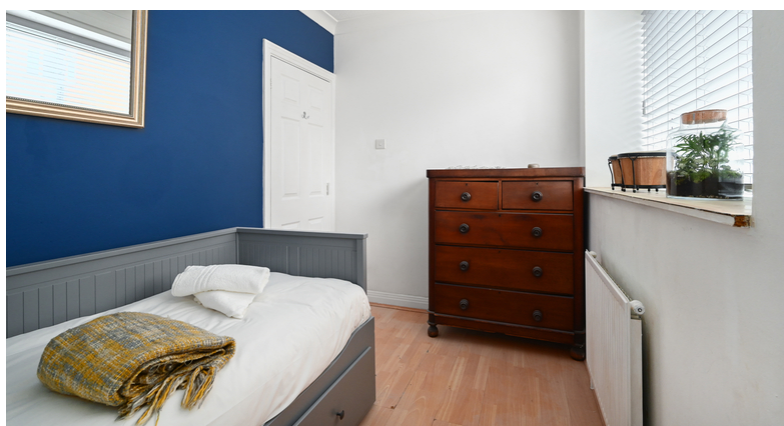
Step inside to discover a meticulously maintained interior boasting contemporary touches throughout. The current ownership has thoughtfully upgraded the kitchen, ensuring a modern culinary experience. Hard flooring complements the sleek design, while a modern bathroom adds a touch of luxury. Neutral décor creates a versatile canvas for personalization, allowing you to make this space your own.

Entertaining is effortless in the west-facing living room, offering ample space for relaxation and dining. Two well-proportioned bedrooms provide comfortable accommodation, each featuring built-in wardrobes for added convenience. Further storage is available in the hallway, enhancing the practicality of this stylish abode. Don't miss your chance to secure this exceptional property, offering an enviable blend of style, comfort, and convenience in the heart of Hove.

ADDITIONAL INFORMATION:

Tenure: Leasehold

contribution of £220pa)



- NO ONWARD CHAIN
- SOUGHT-AFTER CENTRAL HOVE LOCATION
- TWO BEDROOMS
- PURPOSE-BUILT APARTMENT
- EXTENSIVE STORAGE
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- SEPARATE FITTED KITCHEN
- MODERN BATHROOM
- WEST FACING LIVING/DINING ROOM
- SECURE DOOR ENTRY SYSTEM
- COMMUNAL GROUNDS