

Jack Taggart & Co

RESIDENTIAL SALES

**THIRD AVENUE, BN3 2PB**

**£900,000**

# THIRD AVENUE, BN3 2PB

This beautifully presented and rarely available ground-floor apartment is part of a striking detached period building, combining historic charm with modern elegance. Located on one of Hove's prestigious, tree-lined avenues, this residence is ideally situated to capture both the peaceful ambiance of a residential neighbourhood and the vibrancy of city living. The property sits at the heart of Hove, a prime location that offers immediate access to a variety of amenities, including the picturesque Hove seafront, the convenience of Hove's mainline station, and the popular shops, cafes, and renowned restaurants of Church Road.

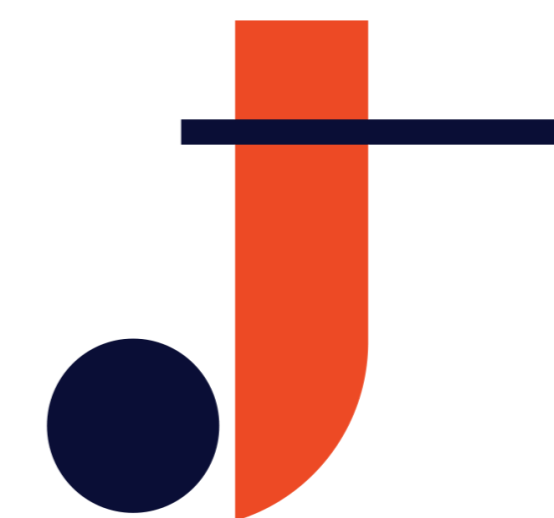
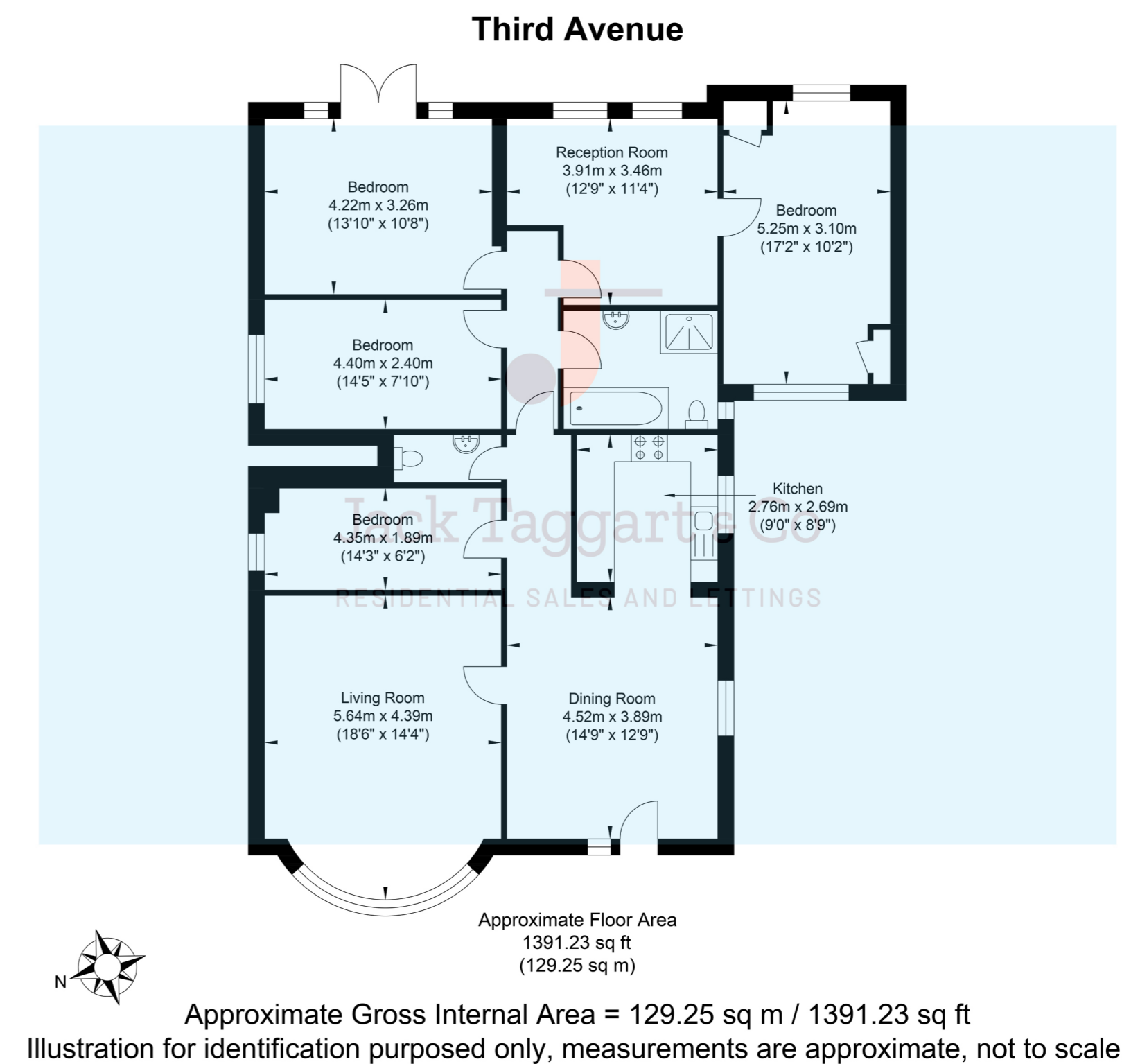
Spanning over an impressive 1,400 square feet, the apartment is thoughtfully designed to provide well-proportioned, versatile living spaces that adapt effortlessly to different lifestyle needs. The highlight of this home is its spacious, dual-aspect dining hall, which serves as both a central gathering area and a unique architectural feature, adding depth and character. Adjacent to the dining hall, the recessed modern kitchen is outfitted with integrated appliances, delivering both functionality and style with sleek, contemporary finishes that blend seamlessly with the apartment's classic elements. The bright, west-facing living room features high ceilings and a large, elegant bay window that floods the space with natural light and provides delightful views of the avenue, creating a cozy yet sophisticated setting. An additional sunny reception room offers further flexibility, perfect for a home office, media room, or formal dining area.

The apartment includes three generously sized double bedrooms, each designed to maximize comfort and natural light. The principle bedroom is particularly spacious, with ample room for large furnishings while maintaining a tranquil ambiance. The bathroom is fully tiled and beautifully appointed, providing a spa-like retreat within the home, while an additional separate WC adds convenience for guests. A private study room completes the interior layout, offering a quiet, adaptable space that could also be used as a guest bedroom if desired.

Among the property's many benefits are its private front garden and street entrance, allowing for exclusive access, and a share of the freehold, enhancing the sense of ownership and community. Authentic oak flooring runs through the living and dining rooms, adding warmth and a timeless touch, while secure gated side access provides added security and convenience.

The exterior of the property is equally impressive, featuring rare and valuable off-road parking that can comfortably accommodate multiple cars—a sought-after amenity in this area. The leafy front garden offers a welcoming green space, while the expansive private rear garden, with its south-easterly aspect, enjoys an abundance of sunlight throughout the day. This outdoor space is perfect for alfresco dining, gardening, or simply relaxing in a peaceful, private setting.

In short, this is a warm, inviting home in an esteemed location, seamlessly blending historic character with modern comforts. Its prime location and unique features make it a truly exceptional opportunity, and it simply must be viewed in person to be fully appreciated.



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