



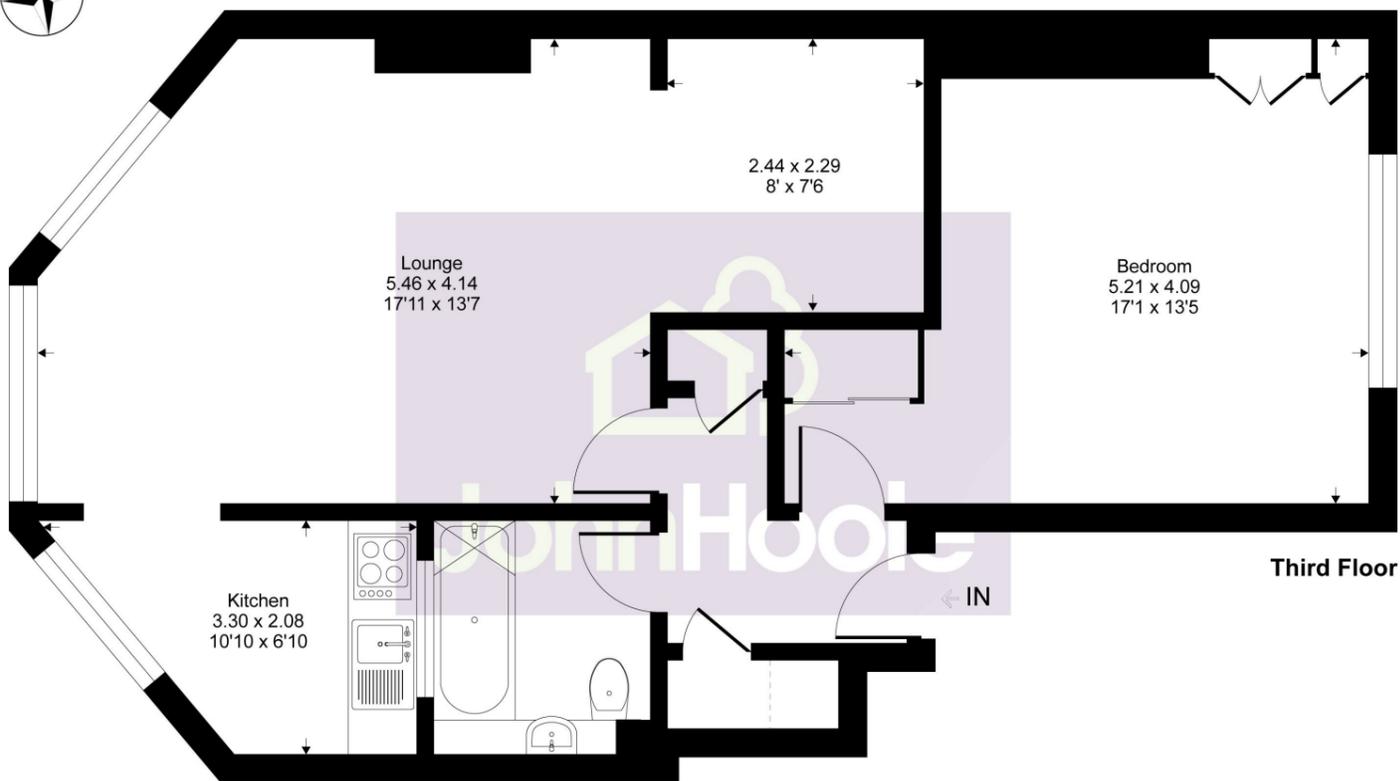
Palmeira Avenue, Hove, BN3 3GB

£350,000



### Palmeira Avenue, BN3

Approximate Gross Internal Area = 62 sq m / 664 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		
(54-69)	D		
(39-54)	E		
(21-39)	F	58	
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			73
			63

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.





Situated within the heart of the historically significant Palmeira Avenue, this property occupies a distinguished position within a charming Regency building, forming an integral part of Brunswick Town Conservation Area. With its majestic facade exuding immediate kerb appeal, the communal hallway showcases original ornate metalwork balustrades, guiding residents to this third-floor apartment.

Upon entering, the residence boasts an airy ambiance, accentuated by its high ceilings and abundant natural light. The focal point of the dwelling is the impressive lounge gracefully positioned at the front of the property and with expansive windows flooding the area with sunlight. With its generous proportions and cozy snug area, this space is ideal for both relaxation and entertaining, offering an inviting atmosphere for gatherings.

Adjacent to the lounge lies the generously sized bedroom, benefiting from an easterly aspect that welcomes the morning sun. Ample storage solutions ensure a clutter-free environment, fostering a serene haven for relaxation. The family bathroom further adds to the property's allure, featuring a power shower for indulgent bathing experiences. Completing the ensemble, the kitchen presents itself equipped with all essential appliances, catering to the practical needs of modern living. Situated in central Hove, mere moments from the picturesque Hove seafront, residents are granted easy access to a diverse array of amenities. A leisurely stroll leads to the vibrant Church Road with its many boutiques, cafes and eclectic shops to enjoy. Hove station stands within close proximity, providing direct rail links to London, while multiple bus routes within walking distance facilitate effortless commutes to Brighton City Centre. With the added benefit of no onward chain and a share of freehold, this property presents a rare opportunity to immerse oneself in the timeless charm and convenience of coastal living within one of Hove's most coveted locations.



- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- LARGE BEDROOM WITH STORAGE
- SEPARATE KITCHEN AND SPACIOUS LIVING/DINING ROOM
- GOOD CONDITION THROUGHOUT
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CLOSE TO SEAFRONT
- VIEWS ACROSS BRIGHTON AND HOVE