

Nizells Avenue, Hove

Offers over £450,000



- **An Extremely Spacious Second / Top Floor Purpose Built Art Deco Apartment**
- **Three Double Bedrooms**
- **South Facing Lounge With Spectacular Gardens Views**
- **Separate Kitchen Leading Onto Rear Balcony**
- **Off Road Parking**

St. Ann's Court, Nizells Avenue, Hove, BN3 1PR



Phillips & Still are delighted to offer for sale this particularly spacious second / top floor apartment offering over 900 feet of sunny, South facing living accommodation in one of central Hove's hot spots directly overlooking the luscious greenery and open space of St Ann's Wells Gardens. The property features off road parking to the rear, a recently extended lease and no onward chain.

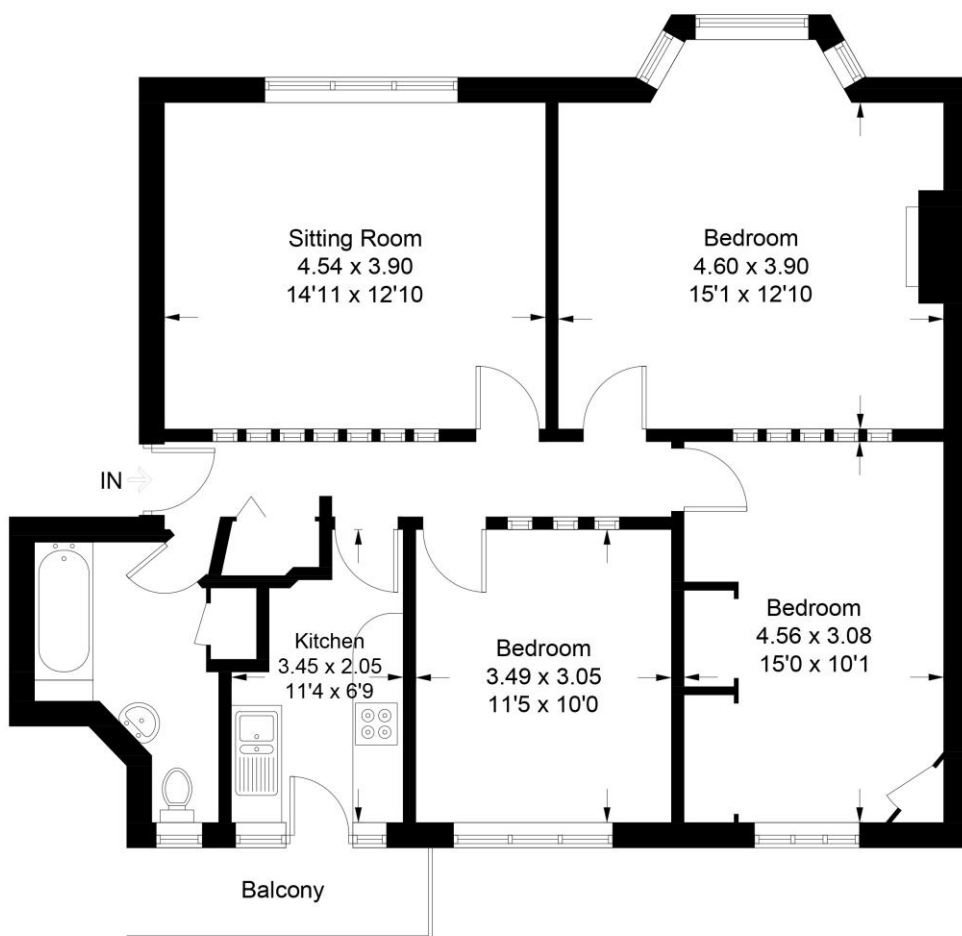
St. Ann's Court is a charming 1930's Art Deco block located a short walk from Seven Dials and the seafront promenade with both Brighton and Hove railway stations within equidistance. The block had a famous past resident, Lord Alfred Douglas known as 'Bosie' for whom there is a blue plaque on the front exterior wall. With three impressive double bedrooms, the property has a wonderful South facing lounge and a separate kitchen to the rear which leads onto a breakfast balcony. The flat itself has been recently updated and offers three impressive double bedrooms, a wonderful South facing lounge with stunning light & views over the park, a separate kitchen which leads onto a breakfast balcony and a generous bathroom.

The current owners have added charming touches including natural waterproof seagrass flooring, light wells to maximise the South facing aspect and there are high ceilings and Art deco features throughout. Here you'll really appreciate the excitement of City life right on your doorstep with a huge variety of trendy cafes, bars, restaurants, pubs and both boutique & convenience shops just a stone's throw away on Western Road. The famous seafront is also only a short stroll away then of course you have the gorgeous & leafy St. Ann's Well Gardens right opposite perfect for a leisurely dog walk and offering activities including tennis, bowls and a children's playground. You'll be certain of enjoying Hove's cool community vibe living here with the lively festivals and events in nearby Brunswick Square and Hove Lawns!



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Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Accommodation

SECOND / TOP FLOOR

ENTRANCE HALL

SOUTH FACING LOUNGE

14' 11" x 12' 10" (4.55m x 3.91m)

BEDROOM ONE

15' 1" x 12' 10" (4.6m x 3.91m)

South facing

BEDROOM TWO

15' 0" x 10' 1" (4.57m x 3.07m)

BEDROOM THREE

11' 5" x 10' 0" (3.48m x 3.05m)

KITCHEN

11' 4" x 6' 9" (3.45m x 2.06m)

Opening onto rear balcony

BATHROOM

OUTSIDE

PRIVATE REAR BALCONY

OFF ROAD PARKING

Car park for the building at the rear,
spaces on a first come first serve
basis





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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