

Fourth Avenue, Hove

Asking Price £325,000



- A delightful two bedroom converted flat
- Spacious open plan lounge/kitchen
- Good Decorative order throughout
- Highly desirable area in Central Hove
- No onward chain

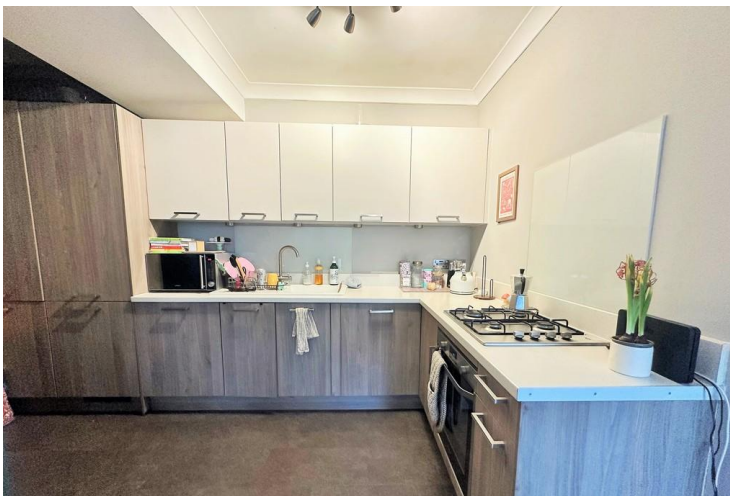
Flat 1, 16 Fourth Avenue, Hove, BN3 2PH



Welcome to this delightful 2-bedroom converted flat, perfectly situated in the highly desirable central Hove area. This charming residence boasts a spacious open-plan lounge and kitchen, creating an inviting and versatile living space ideal for both relaxation and entertaining.

The flat is presented in good decorative order throughout, featuring modern finishes and a warm ambiance that enhances its appeal. Large windows fill the space with natural light, adding to the welcoming atmosphere.

Located just a short stroll from the beautiful Hove Lawns and the stunning seafront, this property offers easy access to the vibrant local lifestyle. You'll find a plethora of amenities along Church Road, including boutique shops, cafes, and restaurants, ensuring that everything you need is right at your doorstep.



Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

BATHROOM

SITTING ROOM
15' 7" x 12' 0" (4.75m x 3.66m)

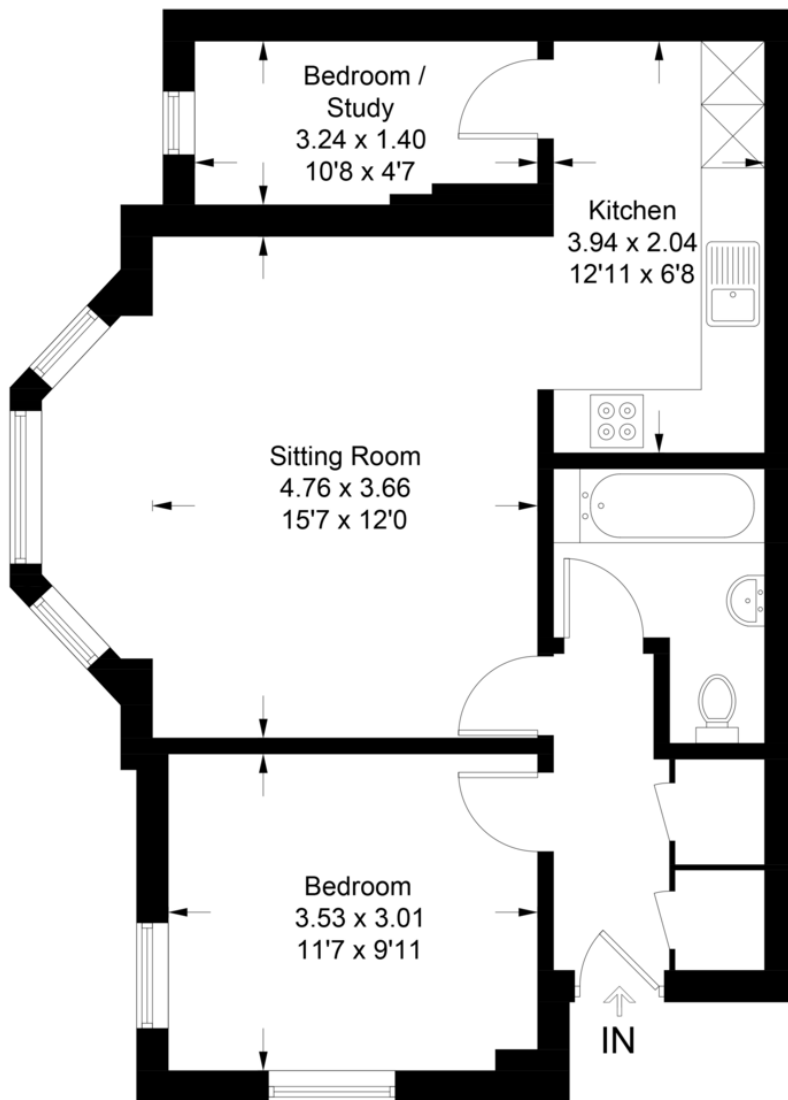
KITCHEN
12' 11" x 6' 8" (3.94m x 2.03m)

BEDROOM ONE
11' 7" x 9' 11" (3.53m x 3.02m)

BEDROOM/STUDY
10' 8" x 4' 7" (3.25m x 1.4m)

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Approximate Gross Internal Area = 56.2 sq m / 605 sq ft



Lower Ground Floor





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Phillips & Still

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112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk