

PHILLIPS & STILL



Dervia House, Palmeira Avenue, Hove, BN3 3GE

- A Fantastic Ground & Lower Ground Floor Maisonette
- Own Private Entrance & Lots Of Storage Space
- Two Large Double Bedrooms
- Extremely Spacious Living Room & Great Size Modern Kitchen

Guide Price £450,000 - £475,000

- Generous West Facing Balcony Overlooking Cricket Ground
- Private Separate Garage
- Close To Hove Station, Seafront & Church Road
- Sought After Central Hove Address



Property Description

This property is a charming and well-maintained maisonette situated on the ground and lower ground floors. It offers two large double bedrooms and ample living + storage space arranged over two floors. The property is certainly suitable as a home or as an investment, Hove railway station is within walking distance making this location very much sought after and perfect for anyone looking to commute to London.

The maisonette has a private entrance, ensuring a sense of exclusivity and privacy for its residents. Additionally, it comes with a convenient private separate garage that allows for secure parking. The property is located in close proximity to Hove station and the seafront, making it ideal for those who enjoy coastal living.

One of the standout features of this property is its highly sought-after City centre location. It is situated in a bustling area that offers a wide range of local amenities. Residents will find themselves within easy reach of various shops, restaurants, cafes, and entertainment options. The convenience of having these amenities nearby allows for a comfortable and vibrant lifestyle.

Overall, this property is a wonderful opportunity for individuals looking for a delightful maisonette with two bedrooms. Its west-facing balcony offers a picturesque view of the Sussex Cricket Ground, while the private entrance and garage provide added convenience and security. Additionally, its prime location in the City centre ensures easy access to a plethora of local amenities, making it an appealing choice for potential buyers or tenants.



Accommodation

GROUND FLOOR

ENTRANCE HALL

KITCHEN

12' 4" x 8' 8" (3.76m x 2.64m)

LIVING ROOM

31' 8" x 14' 10" (9.65m x 4.52m)

BALCONY

LOWER GROUND FLOOR

BEDROOM TWO

14' 10" x 10' 6" (4.52m x 3.2m)

BATHROOM

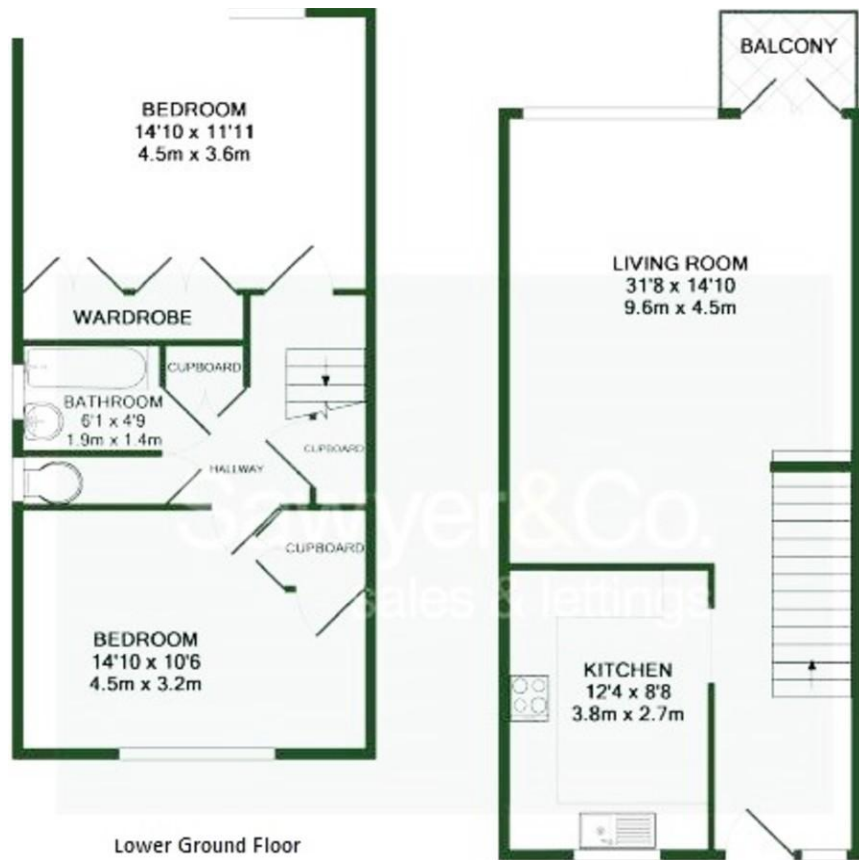
BEDROOM ONE

14' 10" x 11' 1" (4.52m x 3.38m)

GARAGE

16' 6" x 7' 10" (5.03m x 2.39m)





Lower Ground Floor
AREA 468 SQ. FT.
(43.5 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ. FT.
(43.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 936 SQ. FT. (87.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Picture this...

This location is all about the buzz and atmosphere of City living! You can either take a short stroll down to Adelaide Crescent to enjoy their gardens and throw down a rug and enjoy a picnic or pop along to Western Road and spend an afternoon shopping.

Alternatively, why not take a short walk to the seafront and watch the beautiful sunsets this City has to offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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 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.

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