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# austin gray



## Flat 6, 36, Adelaide Crescent Hove, BN3 2JL Guide Price £600,000

Set within the prestigious Adelaide Crescent in Hove, this exquisite penthouse apartment is the perfect blend of contemporary and period elegance. Spanning an impressive 104 sq. metres, the property offers ample space and boasts 2 double bedrooms, a modern family bathroom and W/C, a re-fitted kitchen and panoramic sea views.

The newly re-fitted kitchen is a delight for cooking enthusiasts while the 21' south facing lounge with large windows, which floods the apartment with natural light. A log burner invites you to curl up and relax while soaking in the uninterrupted views stretching across the Hove Lawns.

The recently upgraded bathroom features a walk-in shower and freestanding bath, along with an additional WC for added convenience. The property is in excellent condition and is ready for immediate occupancy.

Adelaide Crescent is just a stone's throw away from the beach and surrounded by the expanses of Hove Lawns, this property is ideally situated to enjoy the best of Hove and Brighton. Trendy cafes, restaurants, and boutique shops are within easy reach, while Hove Station (approx. 1 mile) and Brighton (approx. 2.3 miles) provide excellent transport links.

- Share of Freehold
- Direct Sea Views
- 104 Sq.Mt / 1119 Sq.Ft
- Two Large Double Bedrooms
- Ample Storage
- Grade II\* listed
- Newly Re-fitted Kitchen
- Service Chard: £3,000 p/a
- Council Tax Band: E
- 941 Years Remaining on Lease

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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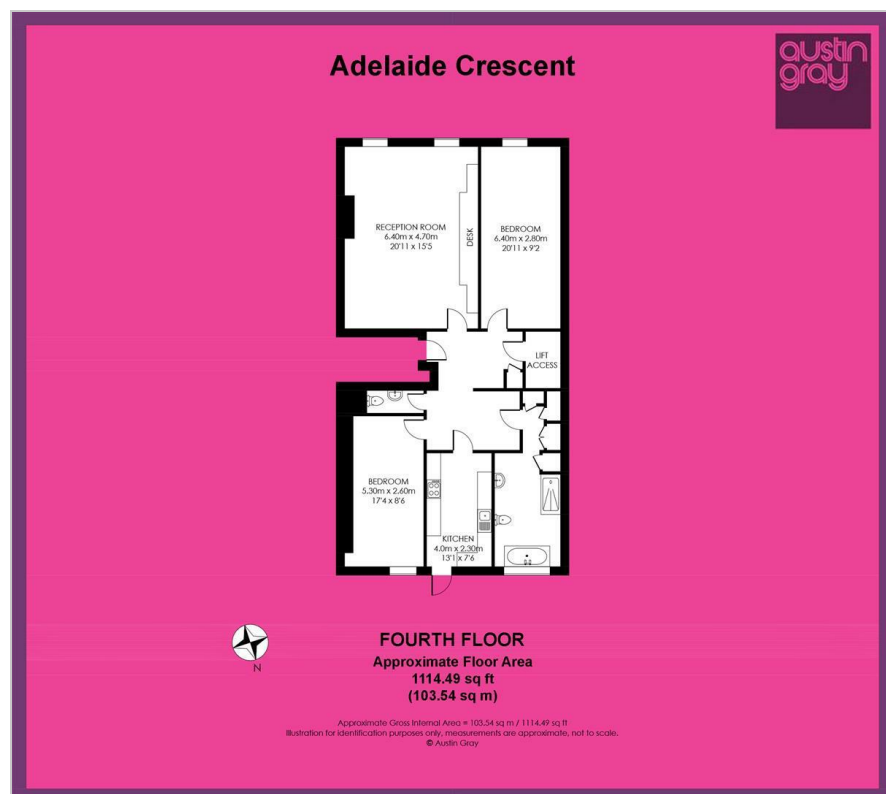


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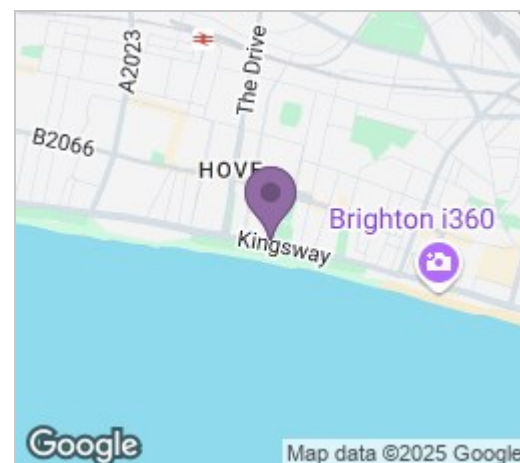




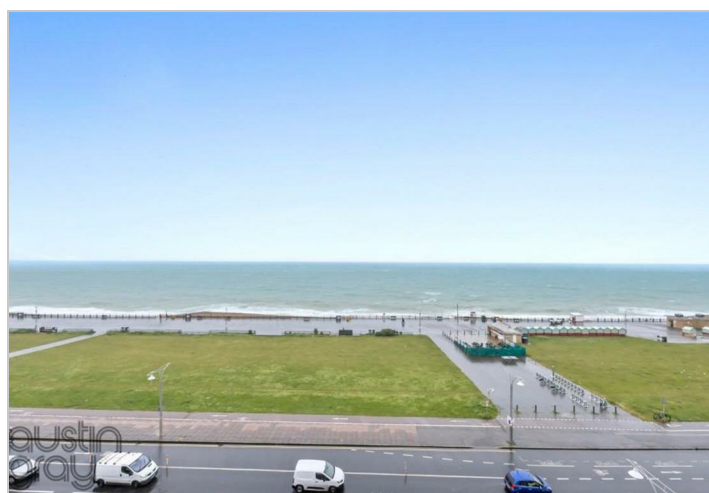
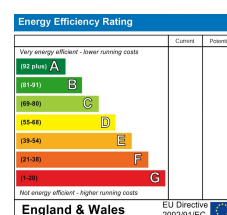
## Floor Plan



## Area Map



## Energy Efficiency Graph



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