



# 15 Third Avenue

Hove, BN3 2PB

## Offers in excess of £1,000,000

This fantastic home boasts in excess of 1,434sq. ft with the addition of two balconies to either end of the apartment.

The entrance to this prestigious building is both welcoming and impressive, boasting elegant communal hallways with beautiful, curved staircase and stained-glass feature window.

The apartment itself has a generous entrance hall that leads to a substantial West facing living area with impressive high ceilings, this room really does offer the wow factor.

The separate Neptune kitchen is well proportioned and is finished to a high specification having integrated appliances, stone worktops and large sash window overlooking the front.

The master bedroom, which is at the rear of the property, has impressive wardrobe space and a door leading out to the East facing balcony, perfect for those morning cups of coffee. There is also, a luxury marble en-suite shower room with double waterfall shower.

Bedroom two is a fantastic size giving access out onto the rear balcony and having bespoke fitted wardrobes and a luxury en-suite bathroom.

Bedroom three is also a generous size room, and again has the added benefit of fitted wardrobes and an en-suite shower room.

A delightful West facing terrace, which is accessed from the third bedroom, is perfect to catch the afternoon sun and offers sea views down to Hove lawns and beach huts.

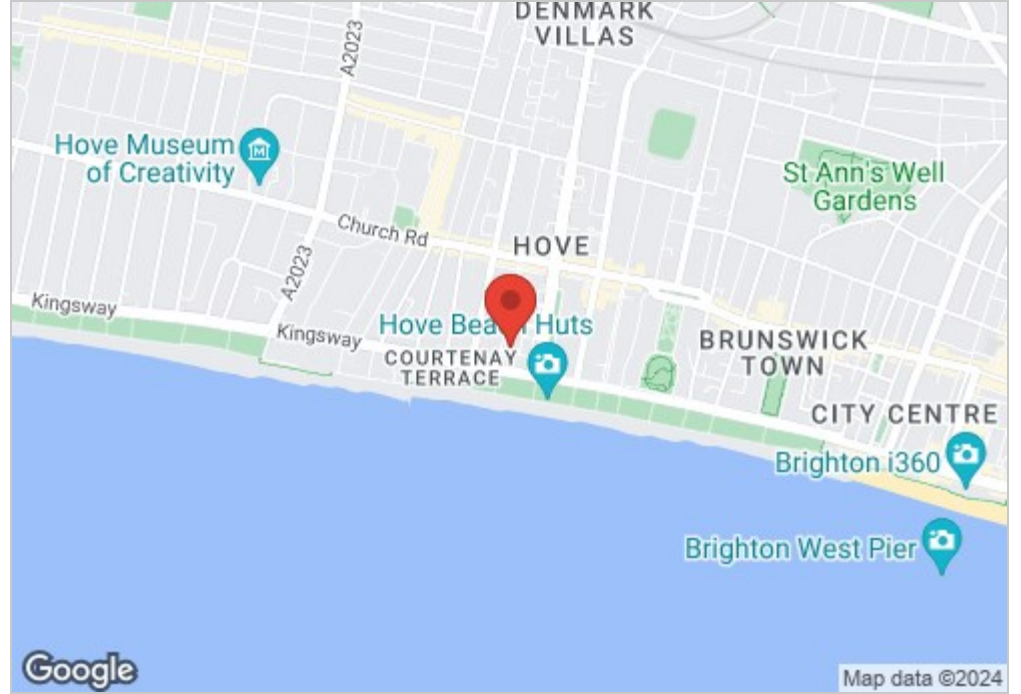
Other features include; under floor heating in the bathrooms, smart control panel for lighting, tv & music, and video phone entry system.

Situated in an idyllic location this really is a must see and viewing is highly recommended!

The property is positioned on Hove's iconic seafront. The popular Church Road is within very close proximity with an extensive range of independent shops, cafes, bars and restaurants. Hove railway station is close by providing excellent transport links for commuters.

- Guide Price £1,100,000 - £1,200,000
- Luxury First Floor Mansion Flat
- Large East Facing Balcony, Perfect For Entertaining
- Under Floor Heating In All Bathrooms
- Video Phone Entry
- 3 En-Suite bathrooms
- West Facing Balcony With Sea Views
- Neptune Kitchen
- Smart Control System
- Share Of Freehold

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



**THIRD AVENUE**  
 Approximate Gross Internal Area = 133.26 sq m / 1434.39 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**FIRST FLOOR**

**Approximate Floor Area**  
1434.39 sq ft  
(133.26 sq m)

