



First Avenue, BN3

£900,000-£950,000

ASTON
VAUGHAN

INTRODUCING

First Avenue, BN3

3 Bedrooms | 2 Bathrooms | 1 Reception Room

1501 Sq Ft | Balcony |

- Elegant 1st & 2nd floor duplex apartment within a distinguished Victorian villa
- Three spacious double bedrooms; two luxurious en suite bathrooms plus an additional guest WC
- Expansive open-plan living/dining room with soaring ceilings and exquisite natural light
- Contemporary kitchen with sleek handle-free cabinetry, stone worktops, and integrated appliances
- Two private balconies — one east-facing for morning sun, one west-facing for afternoon and evening light
- Immaculate interior with period features, a calming neutral palette, and bespoke finishes throughout
- Triple-height windows and dual-aspect rooms flood the space with daylight from sunrise to sunset
- Elegant gas fireplace, underfloor heating in bathrooms, and luxurious Jacuzzi bath
- Permit parking within Zone N; well-connected by road and rail with easy access to London and beyond
- Share of Freehold; Council Tax Band E
- Parking space available

Positioned within one of Hove's most prestigious addresses in the sought-after Avenues Conservation Area, this exceptional three-bedroom duplex apartment spans the first and second floors of a handsome Victorian villa. The home offers a rare combination of grand proportions, refined elegance, and thoughtful modern upgrades, creating a residence of timeless sophistication just a stone's throw from the seafront.





A statement entrance welcomes you into a split-level hall leading up to a stunning open-plan living and dining area. This room immediately impresses with vast windows on the easterly side bathing the space in morning light, enhanced by striking ceiling heights and period cornicing. At the centre of the space is a contemporary gas fireplace set within a grand original surround — perfect for cosy winter evenings or elegant entertaining. French doors open onto the first of two private balconies where you can enjoy your morning coffee in the sunshine.





From the reception, steps lead up to a beautifully crafted modern kitchen elevated to overlook the living space. Its streamlined design features handle-free units beneath smooth stone worktops, with high-spec integrated appliances and a sleek induction hob with downdraft extraction — ideal for home chefs and design enthusiasts alike.





Rising up the bespoke spiral staircase, the principal bedroom suite is a private sanctuary that feels more like a boutique hotel suite than a typical apartment bedroom. Generous in scale, it comfortably accommodates a super king-size bed and additional furnishings, with natural light filtering through dual-aspect sash windows offering glimpses toward the sea. The ensuite bathroom is open-plan and spectacular, featuring a raised wet-room shower with rainfall fitting, and a sunken Jacuzzi bath — all framed in rich natural stone and bathed in soft morning light.

Back on the lower level, two further double bedrooms await. Both are peacefully located at the rear of the home and continue the calming, neutral colour scheme. One benefits from an en suite bathroom with a built-in steam shower — a luxurious bonus — and both enjoy access to the expansive west-facing balcony. This tranquil outdoor retreat looks out over mature gardens and trees, offering glorious afternoon and evening sun in total privacy.

Original period features such as detailed cornices, sash windows, and grand ceiling heights are paired seamlessly with high-end contemporary finishes to create a home of exceptional charm and comfort. Every room is immaculately presented, offering a turn-key opportunity in one of the city's most desirable neighbourhoods.





Location

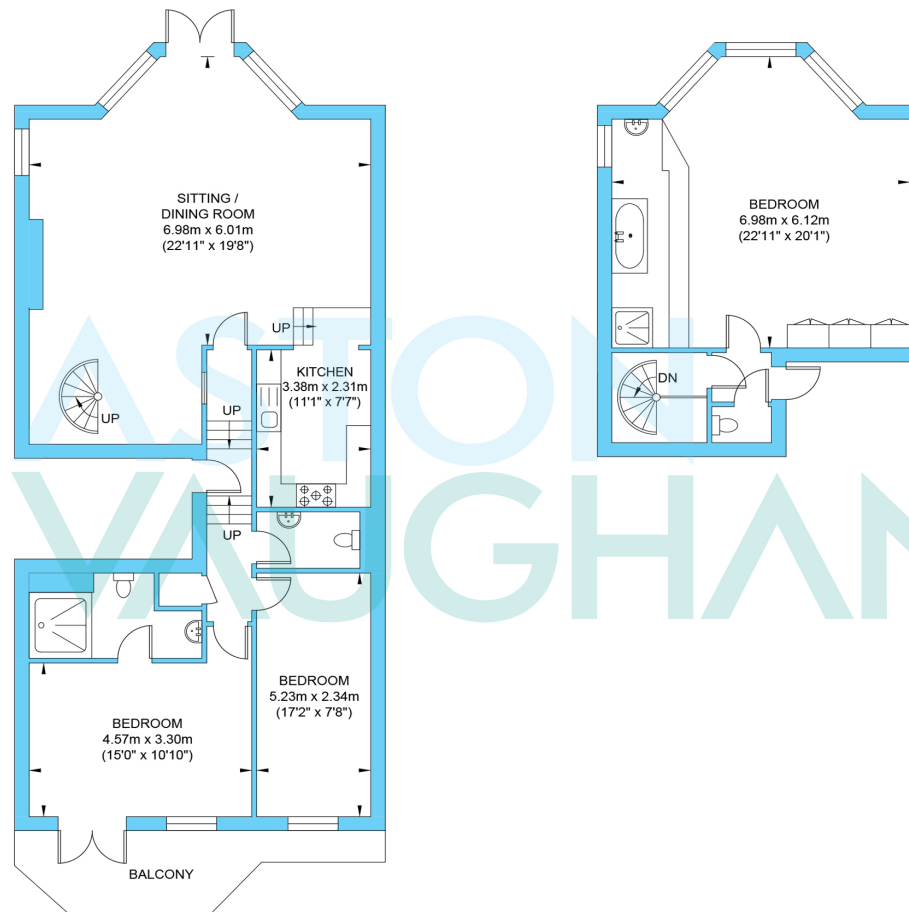
This stunning apartment enjoys a prime position in the Avenues Conservation Area, one of Hove's most prestigious and architecturally significant neighbourhoods. Just a short walk south brings you to the Hove seafront and Lawns, where open green spaces meet the beach — ideal for morning walks, weekend picnics or seasonal events.

To the north, you'll find the vibrant Church Road, lined with award-winning restaurants, boutique shops, and artisan cafés — offering everything from brunch hotspots to gourmet dining. The area is well-served by public transport with Hove Station only a 10-minute walk away, providing fast and direct routes to London, Brighton, and Gatwick Airport. Several excellent schools are also within close proximity, making this an ideal choice for families seeking outstanding local education.

Whether you're seeking a refined coastal retreat, a stylish city pad, or a spacious family residence by the sea, this extraordinary home delivers in every way.



First Avenue



First Floor
 Approximate Floor Area
 1062.39 sq ft
 (98.70 sq m)

Second Floor
 Approximate Floor Area
 439.49 sq ft
 (40.83 sq m)

Approximate Gross Internal Area = 139.53 sq m / 1501.88 sq ft

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