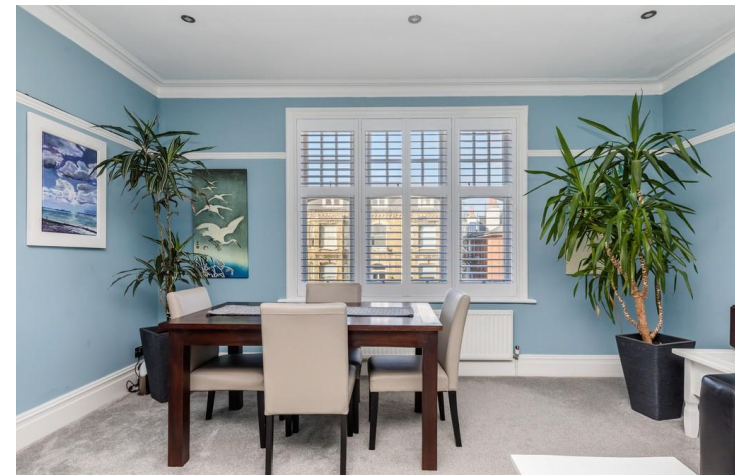




Third Avenue | Hove | BN3 2PB

Offers in Excess of **£550,000**





A fantastic two bedroom apartment spanning the entire second floor of this Victorian building, this flat offers what one might imagine true Brighton & Hove living to be. Situated just off the Kingsway in Hove with the amenities of Church Road at the top of the road, the property offers glorious sea views which stretch away into the distance and over Hove Lawns. In the main entrance, the stairwell sweeps elegantly to the upper floors.



Key features:

- Top Floor Mansion Flat
- Share Of Freehold
- Balcony
- Beautiful Period Features
- Two Large Double Bedrooms
- Exceptionally Spacious And Light
- Central Hove seafront location

 2 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL A fantastic two bedroom apartment spanning the entire second floor of this Victorian building, this flat offers what one might imagine true Brighton & Hove living to be. Situated just off the Kingsway in Hove with the amenities of Church Road at the top of the road, the property offers glorious sea views which stretch away into the distance and over Hove Lawns. In the main entrance, the stairwell sweeps elegantly to the upper floors.

On the second floor the flat door opens into a wide hallway, leading both to the front and rear of the property. The whole flat is packed with period detailing, including cornices and high ceilings, all complimented beautifully by the owners' interior styling. To the right a large sitting room looks out onto the Avenue and to the sea at the bottom of the road. Adjacent is the smaller double bedroom, which has built-in storage and there is a guest cloakroom next door.

Along the hallway to the rear of the building is an enormous master bedroom, bright modern bathroom, and a separate kitchen. The master is open and light with bags of space to accommodate substantial bedroom furniture and a wide sash window overlooking the rear of the property. The kitchen is neutral and well-presented but has scope to be modernised. A door opens out onto a wide, recently replaced fire escape which the current owners use as a balcony for peaceful mornings of drinking coffee and reading the paper with sea glimpses through the adjacent buildings. There is a large attic space, ostensibly for the use of the building, but with sole access from flat four.

The current owners have celebrated and enhanced the period features throughout this terrific apartment and have added to it with superb bespoke shutters throughout. The property is ideal for anyone looking for something that's just a little bit special in one of Hove's premier avenues.

LOCATION 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.

HALLWAY

BATHROOM

WC

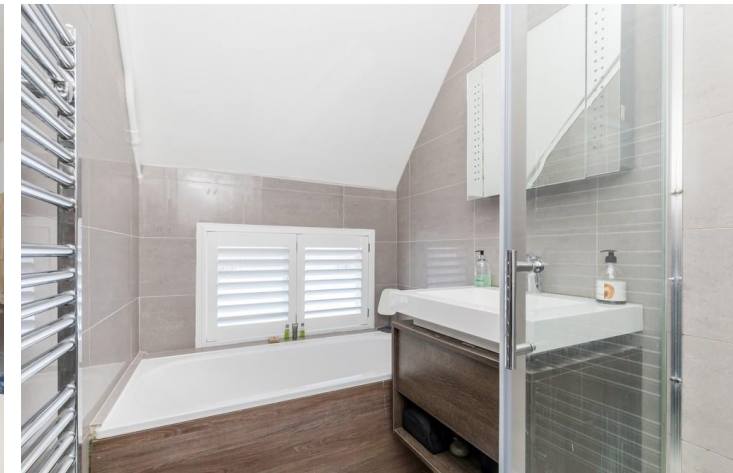
KITCHEN 12' 11" x 7' 3" (3.94m x 2.21m)

BALCONY

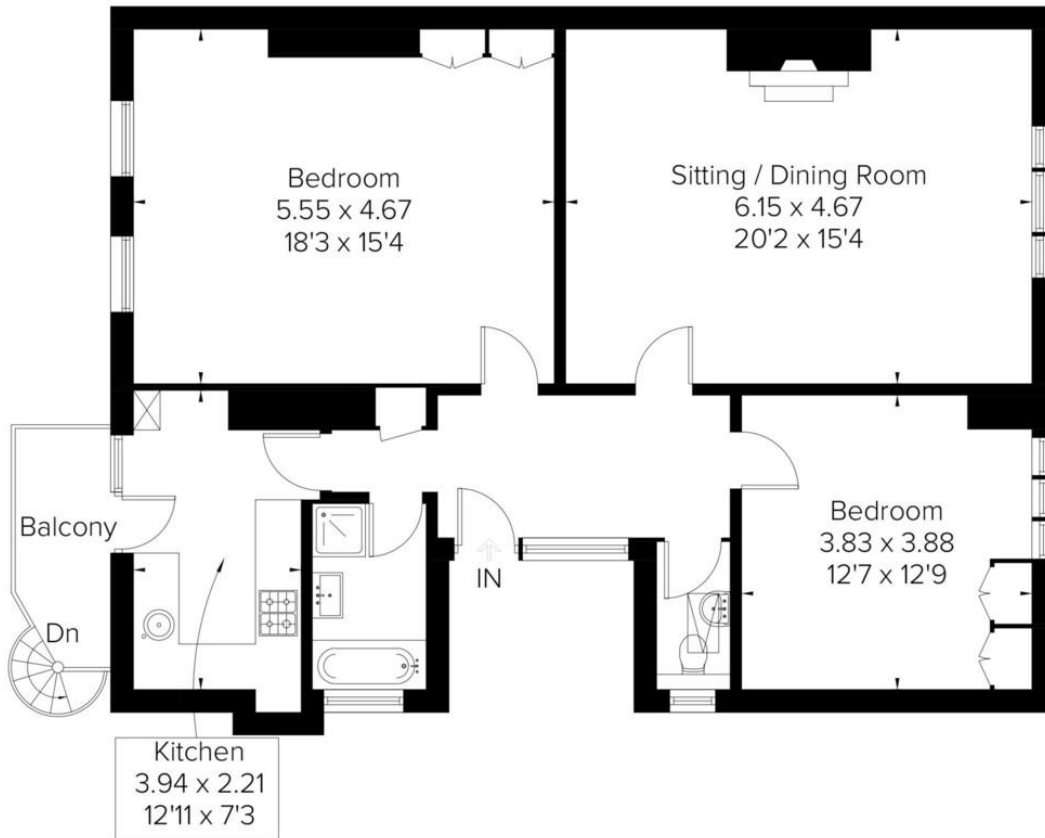
BEDROOM 18' 3" x 15' 4" (5.56m x 4.67m)

BEDROOM 12' 7" x 12' 9" (3.84m x 3.89m)

LIVING ROOM / DINER 20' 2" x 15' 4" (6.15m x 4.67m)



Approximate Area = 98.1 sq m / 1056 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 255986



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Details:

Floor Area: (98.1) – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.