

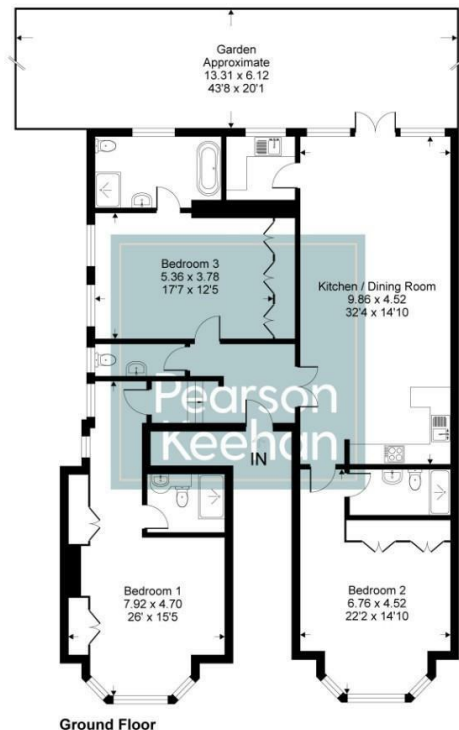


Third Avenue, Hove, BN3 2PB

Asking price £1,300,000 - Leasehold - Share of Freehold

Pearson  
Keehan

**Flat 1, Third Avenue, BN3**  
Approximate Gross Internal Area = 157 sq m / 1691 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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A spectacular three bedroom, three-bathroom ground floor mansion garden apartment found moments from the sea.

Situated in one of Hove's most sought after and iconic Avenue's. The property is positioned off Hove's iconic seafront as well as being moments from the popular Church Road offering extensive range of independent shops, coffee shops, bars and restaurants.

The apartment itself boasts luxury and elegant living, with spacious and well proportioned rooms throughout, with accommodation comprising generous entrance hall that leads to the stunning open plan living room with impressive high ceilings, and double French doors opening up onto the private garden. The beautiful in frame Neptune kitchen is well proportioned and is finished to a high specification having integrated appliance, stone worktops and breakfast bar. With a separate utility room also found off the living room.

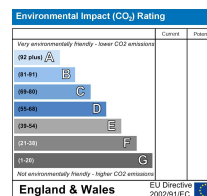
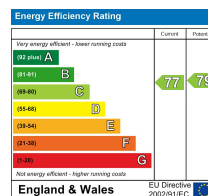
All three bedrooms are of generous size and all benefit from luxury marble en-suite bathrooms/shower rooms and bespoke fitted wardrobes.

A particular feature for the ground floor apartment is the beautiful and stylish rear garden with a black and white mosaic design, bordered by olive trees and shrubbery. This combination creates a classic and timeless look to relax in. Storage in the basement is accessed via the garden.

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

## Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP

Tel: 01273 206999 Email: info@pearsonkeehan.com

pearsonkeehan.com

