



## **First Avenue, Hove BN3 2FF**

*Fox & Sons are pleased to present this beautiful period converted one bedroom apartment on the lower ground floor of this magnificent stretch of buildings just off Hove seafront.*

**welcome to**

**First Avenue, Hove**

This property offers the perfect balance of coastal living and a period property with private rear garden. The property comprises one double bedroom with large bay window, built in wardrobe storage with integral lights and original decorative fireplace. The living room/dining room is the real feature of the apartment boasting lots of natural light, large window which looks out to the rear garden, two large built in storage cupboards, working fireplace with french marble and ample space including a work desk area.





The modern fitted kitchen has lots of workspace, range double oven with external extractor fan, integral dishwasher, fridge/freezer and wine cooler. The stylish bathroom with shower over the bath / WC and wash basin. The large private garden has a large storage shed with water and drainage to the top patio area. Lastly the property further benefits from a large hallway cupboard with plenty of shelving and a laundry cupboard in the kitchen. The property is a must view and is being sold with no onwards chain and a SHARE OF FREEHOLD.

**Total floor area 82.0 m<sup>2</sup> (882 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## First Avenue, Hove

- LARGE ONE BEDROOM APARTMENT
- PRIVATE GARDEN
- SOLD WITH A SHARE OF FREEHOLD & LONG LEASE
- POTENTIAL FOR 2ND BEDROOM
- SHORT WALK TO HOVE SEAFRONT
- SOLD WITH NO ONWARDS CHAIN
- MODERN FITTED KITCHEN
- LOTS OF STORAGE SPACE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRH109468 - 0005

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