

# Glynde House, Palmeira Avenue, Hove BN3 3GH

Located just a short stroll from the seafront and moments from Sussex County Cricket Ground, this beautifully presented twobedroom flat offers spacious, contemporary living in one of the area's most sought-after locations.



## welcome to

## **Glynde House Palmeira Avenue, Hove**

Boasting a large open plan living and dining area, this home is perfect for both relaxing and entertaining, with generous proportions of natural light throughout. The separate kitchen comes fully equipped with built-in appliances, offering both style and functionality.

The two well-sized bedrooms provide comfortable accommodation, complemented by a sleek, contemporary bathroom. Ample storage is thoughtfully integrated throughout the property, making the most of the space on offer.















#### Total floor area 63.0 m<sup>2</sup> (678 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

#### welcome to

## **Glynde House Palmeira Avenue, Hove**

- DESIRABLE LOCATION
- TWO-BEDROOM FLAT
- LARGE OPEN PLAN LIVING AND DINING AREA
- SEPARATE KITCHEN
- SHORT WALK FROM THE SEAFRONT .

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000





#### view this property online fox-and-sons.co.uk/Property/CRH109968



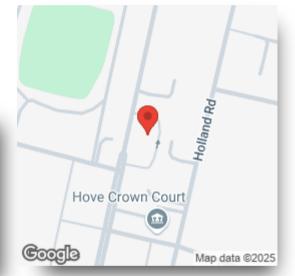
Property Ref:

CRH109968 - 0005

offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an

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Please note the marker reflects the postcode not the actual property

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