

ELLIOTTS

4, 37-38 Adelaide Crescent, Hove

Price £800,000 Share of Freehold





ADELAIDE CRESCENT

37 & 38

4, 37-38 Adelaide Crescent, Hove, BN3 2JL

Elliotts are thrilled to present an exceptional opportunity to reside in a stunning seafront mansion flat, nestled within one of Hove's renowned seafront garden squares. This Grade II* listed property is a rare gem, and spans the entire third floor (of No.37) of this exquisite building.

This residence offers awe-inspiring and spectacular sea views, along with a stately communal entrance in keeping with the era in which it was built. The apartment spans a total floor area of 155 Sq.Mt (1676 Sq.Ft) which means you'll be hard pushed to find a larger apartment that enjoys a direct south-facing orientation, affording unobstructed vistas across Hove Lawns, the beach, and, naturally, the endless expanse of the sea.

The apartment offers the lucky buyer the opportunity to re-design and renovate a special property to their own standards, is sold with the benefit of a Share of Freehold and no ongoing chain.



- **Exceptional Sea Facing Apartment**
- **19' x 18' Living Room / Dining Area**
- **Three Further Bedrooms**
- **Feature Reception Hallway**
- **Breathtaking Sea Views**

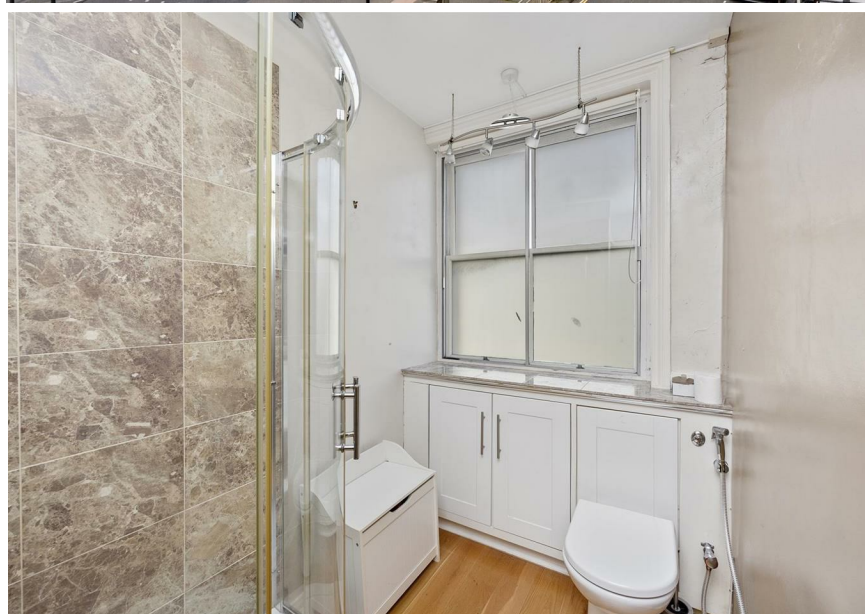
- **159 Sq.Mt / 1676 Sq.Ft**
- **14' Kitchen / Study (Bedroom Four)**
- **Three Bathrooms/WC**
- **Stunning Potential**
- **No-Ongoing Chain**



Located in the Grade II* listed mansions of Adelaide Crescent, designed and constructed in the 1800s, with only the road and Hove Lawns separating the property from the beach. Within easy reach of all the amenities of Hove, Brighton, with its vast array of attractions cafes, bars and restaurants, all less than 2 miles away. Hove station is located approximately a mile away, with Brighton 2.3 miles away, both providing direct trains to London Victoria.

Accommodation includes an impressive communal entrance with stairs and lift giving access to the 3rd flooring landing where you'll find the entrance to flat No. 4. As you enter, it's hard not to immediately appreciate that you're in a truly special apartment, with a feature reception hallway leading to the impressive dual aspect South & West lounge/dining room offering uninterrupted views over Hove seafront and English channel.

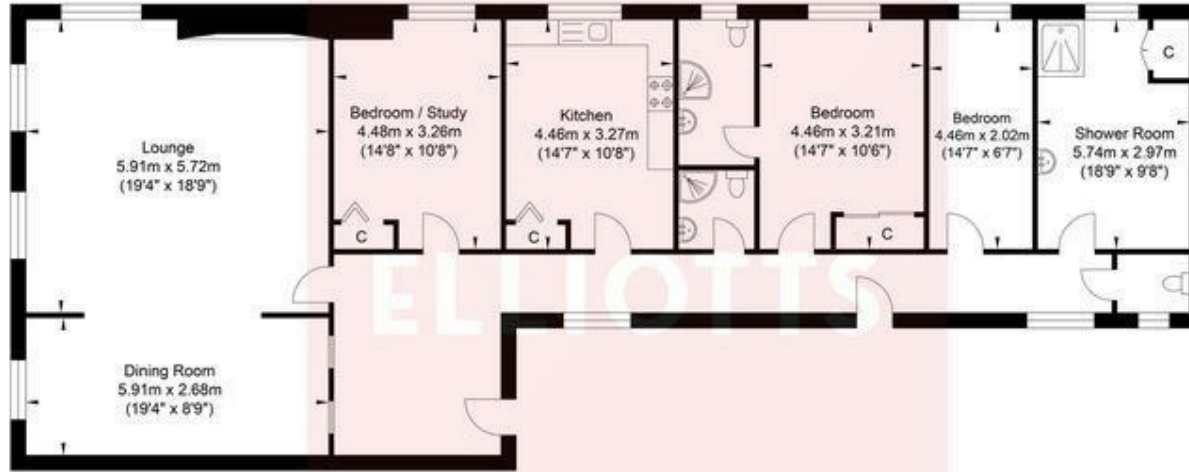
As you head through to the rear, each room is located on the West side of the hallway, thus making each of the rooms bright and airy. This includes a 14' kitchen, along with a total of three bedrooms and three bathrooms, as well as an additional WC to the very rear of the hallway. In a throw back to the era it was built in, there is also a door which leads to the servants staircase.





Floorplan

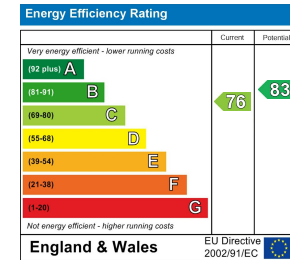
Adelaide Crescent



Third Floor
Approximate Floor Area
1676.26 sq ft
(155.73 sq m)

Approximate Gross Internal Area = 155.73 sq m / 1676.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL
Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk