



## 22 Palmeira House, Palmeira Ave, Hove

Price £325,000 Leasehold

Elliotts are delighted to offer for sale a 2nd floor purpose built apartment in this prime central Hove location being close to Church Road with it's excellent range of cafes, bar and restaurants, as well having both Hove seafront and Hove mainline railway station within a short walk away, with the latter making this a perfect place for those wishing to commute.

- 2nd Floor P/B Apartment
- 72 Sq.Mt / 781 Sq.Ft
- 16' West Facing Lounge
- Separate Kitchen
- Two Double Bedrooms
- Bathroom/WC
- West Facing Balcony
- Gas Central Heating
- Central Hove Location
- No-Ongoing Chain



**ELLIOTTS**

*Working hard for you*



Communal entrance from street level leads to stairs and access to the second floor where you'll find the entrance into the apartment.

Accommodation includes a large entrance hall which has several large storage cupboards and the access to all rooms, including a 16' West facing lounge with the advantage of a private West facing balcony. There is a separate kitchen with a bathroom/WC adjacent. There are also two double bedrooms with the advance of both having large built in wardrobes.

Palmeira House is located in the very heart of central Hove, adjacent to both Church Road and Western Road with its comprehensive range of shopping facilities and amenities, as well as being within easy walking distance of the wide open spaces of Hove Lawns and Hove mainline railway station.



2 Church Road, Hove, East Sussex, BN3 2FL

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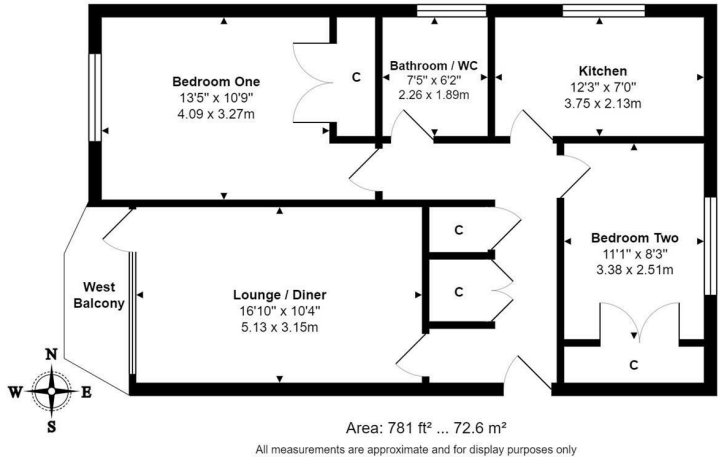
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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