



**GOLDIN  
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**FOR  
SALE**

Palmeira Avenue, Hove, BN3 3GA

**£525,000 - £550,000 Guide**



# Palmeira Avenue, Hove, BN3 3GA

## £525,000 - £550,000 Guide

A well presented third and fourth floor maisonette, together with a private terrace, situated in a central and sought after location moments from Hove seafront.





## Rooms & Sizes

Living/dining room: 21' 5" x 20' 7"

Kitchen: 16' 11" x 8' 1"

Bathroom

Bedroom: 18' 7" x 8' 11"

Terrace: 20' x 6' 5"

Bedroom: 11' 3" x 9' 10"

Bedroom: 13' 8" x 8' 3"

Shower Room

## Further Information

This lovely light and spacious maisonette forms the third and fourth (top) floors of this attractive period building, which is situated in a central and sought after location close to many amenities including Hove Seafront, Hove mainline station and the many shops, cafes and restaurants in Western Road and Church Road.

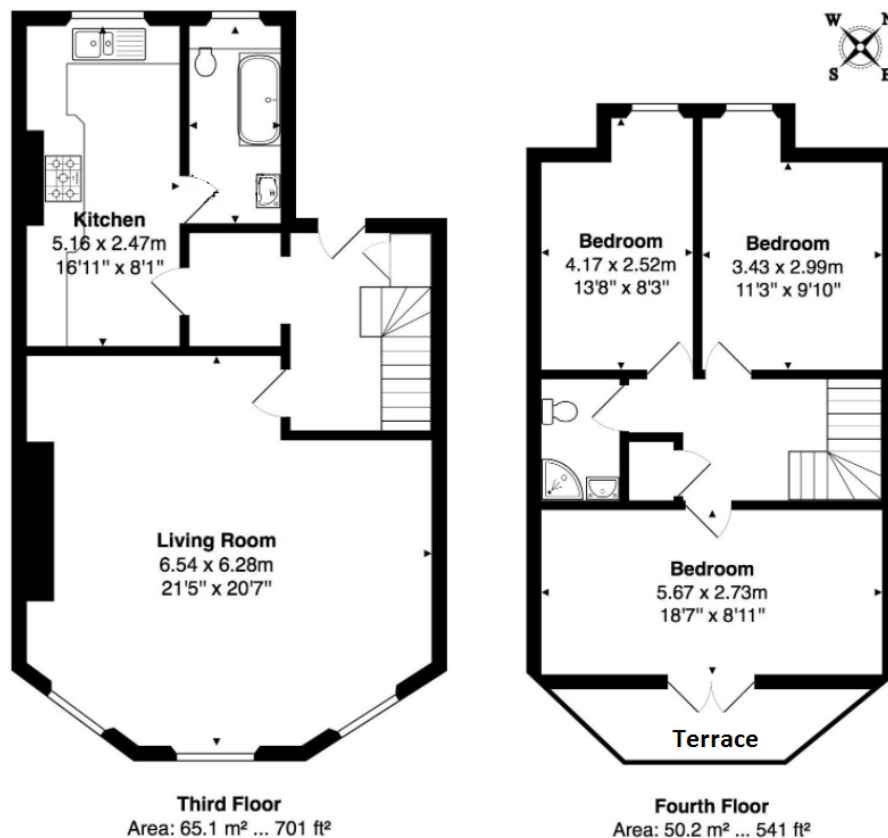
The accommodation is well presented throughout and comprises on the third floor large living/dining room with feature fireplace and three sash windows, a good size kitchen and bathroom. To the top floor, there are three bedrooms and shower room. The property also benefits from a private terrace with sea views, accessed from the main bedroom.

A property such as this very rarely comes to market and it will be sold with no ongoing chain, making early and internal viewings essential!

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Total Area: 115.3 m<sup>2</sup> ... 1241 ft<sup>2</sup> (excluding balcony)

Illustration for identification purposed only, measurements are approximate, not to scale.

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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