



FLAT 4, 38 FIRST AVENUE, HOVE, BN3 2FF

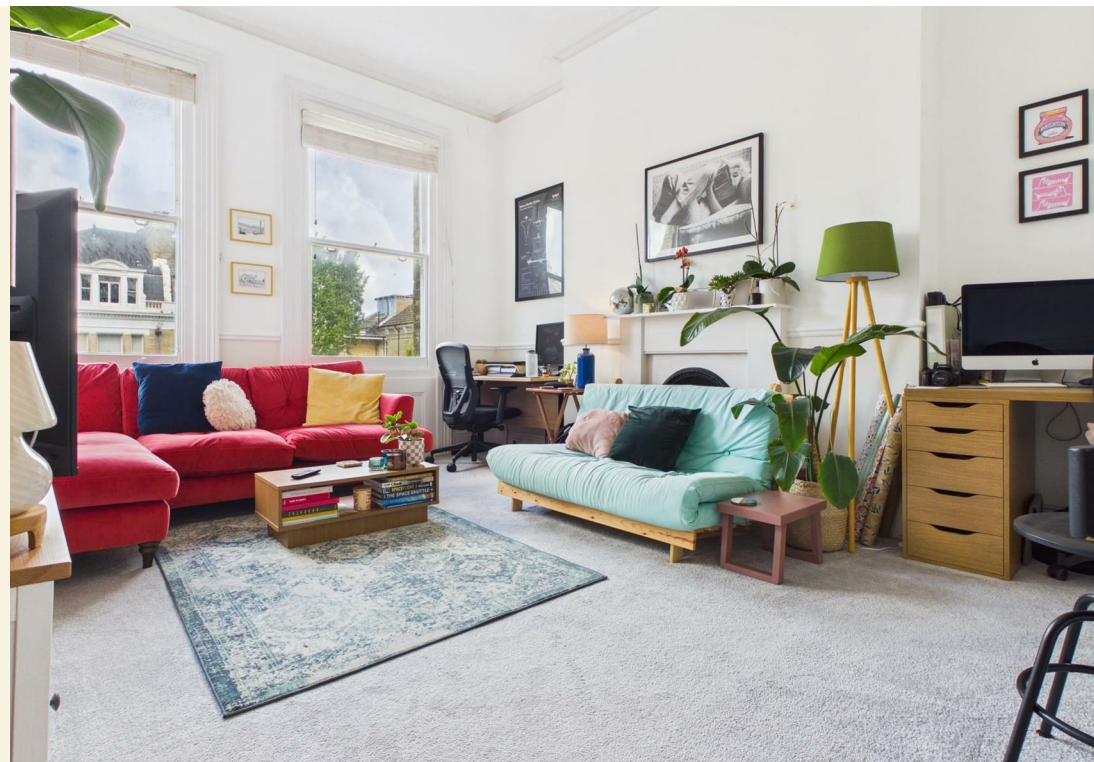
LEASEHOLD £300,000

Located in this sought after area of Hove, this delightful flat on First Avenue offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The property is situated in a vibrant neighbourhood, with easy access to local amenities, including shops, cafes, and restaurants making it an excellent choice for those who appreciate a lively community atmosphere.

Hove's beautiful seafront is just a short stroll away, offering stunning views and a refreshing coastal lifestyle. This flat presents a wonderful opportunity for anyone looking to enjoy the best of Hove living, combining modern comforts with a prime location. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.

- VIRTUAL REAL:ITY TOUR AND FLOORPLAN
- CONVERTED PERIOD BUILDING
- SOUGHT AFTER STREET
- OFF HOVE SEAFRONT
- WEST ASPECT LOUNGE
- SEPARATE KITCHEN
- ONE DOUBLE BEDROOM
- EN SUITE BATHROOM + SEPARATE WC
- SOME PERIOD FEATURES
- NO ONWARD CHAIN





## SECOND FLOOR

### ENTRANCE HALL

Entry phone system, radiator.

### LOUNGE

Two West aspect sash windows, ceiling coving, dado rail, feature fireplace with wooden mantle and cast iron inset, radiator.

### KITCHEN

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, wood effect worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob with extractor fan over, plumbed space for washing machine, fridge/freezer, ceiling coving, tiled floor, West aspect sash window.

### SEPARATE WC

Fitted with white suite comprising low level close coupled WC, wash hand basin with mixer tap, ceiling coving, tiled floor, extractor fan.

### BEDROOM

Three East aspect sash windows, ceiling coving, radiator, stairs up to door to:

### BATHROOM

Fitted with white suite comprising panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level close coupled WC, medicine cabinet, tiled floor, radiator.

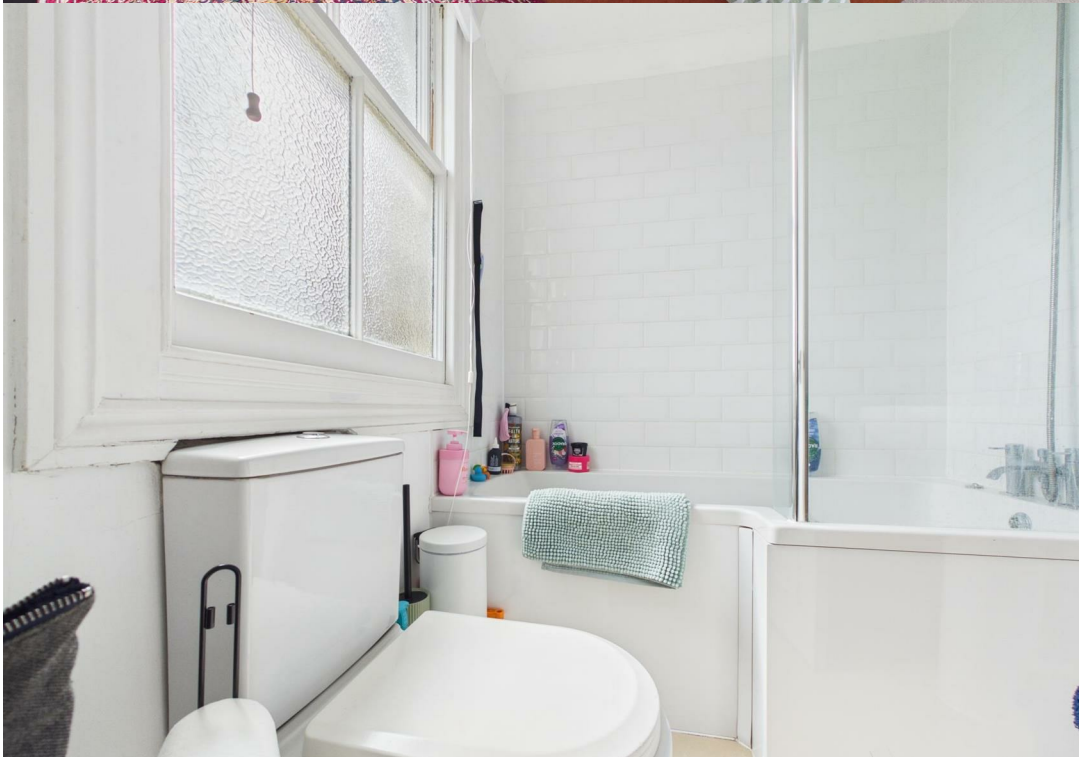
### ADDITIONAL INFORMATION

Lease - 125 years from 25th December 1996 - 95 years remaining

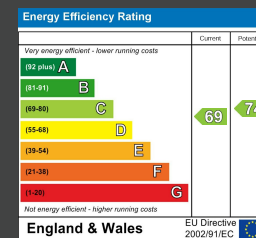
Maintenance - £1,937

Ground rent - £150

Council Tax Band A - £1,719.63



## ENERGY PERFORMANCE CERTIFICATE (EPC)



## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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