

Palmeira Avenue, Hove

Guide Price £500,000 to £575,000

HEALY & NEWSOM

EST. 1990















Palmeira Avenue, Hove, BN3 3GB

Guide Price £500,000 to £550,000

Situated on the highly desirable Palmeira Avenue in Hove, this exquisite flat conversion offers a unique blend of period elegance with modern comfort. Forming part of the ground floor of an imposing red brick Victorina building - that is beautifully maintained, retaining a plethora of attractive period features.

Spanning an impressive 1,223 square feet, this beautiful mansion flat, built in 1880, is brimming with character and architectural surprises that are sure to captivate any discerning buyer.

Stunning decorative ceilings that soar to an impressive 14 feet, are complemented by original covings that add a touch of grandeur. The spacious reception room features 3/4 height double glazed bay windows, allowing natural light to flood the space, and that overlook the tree lined street, creating a warm and inviting atmosphere.

This grand accommodation boasts two well-proportioned double bedrooms. The principal bedroom presents itself as a suite with a split level (full head height) mezzanine layout and walk in wardrobe with bespoke fitted storage, providing ample space for relaxation and rest.

The property also includes a luxurious new Lusso Stone bathroom, designed with elegant marble tiling, thoughtful hidden storage niches and bespoke ambient lighting to create a serene retreat.

Additionally, the flat offers generous built-in storage solutions, including a generous loft space, ensuring that practicality meets style.

Situated in a fantastic central location, this property not only provides easy access to local amenities but also holds interesting historical merit, making it a truly unique find.

Location

Palmeira Avenue is a centrally located tree-line residential street featuring an array of beautiful late-Victorian, red brick and terracotta architecture and locally listed heritage assets. Its a surprisingly quiet road, considering its locality, and is ideally situated close to a great variety of local shops, restaurants and bars that can be found along Church Road. A more comprehensive range of shopping facilities can be found along Western Road and in Churchill Square shopping mall in central Brighton. George Street as well as the King Alfred Leisure Centre are both close by and It is ideal for commuters as Hove mainline train station is just moments away, providing a direct link to London Victoria, Gatwick airport and surrounding areas.

Central Hove and the seafront are also conveniently close and there are regular bus services on this road, affording access to all parts of the city and beyond. St Ann's Wells Park is under 0.6 miles in distance, a popular green space in a city location which hosts annual festivals and includes tennis courts, a café and a plethora of native and exotic trees.

Accommodation

EPC rating: D
Internal measurement: 1,223 Square feet / 113.6 Square metres.
Tenure: Share of Freehold, over 900 years remaining
Maintenance charges: £222 pcm
Reserve fund: £156 pcm
Council tax band: C
Parking zone: M

Anti-Money Laundering (AML) Checks

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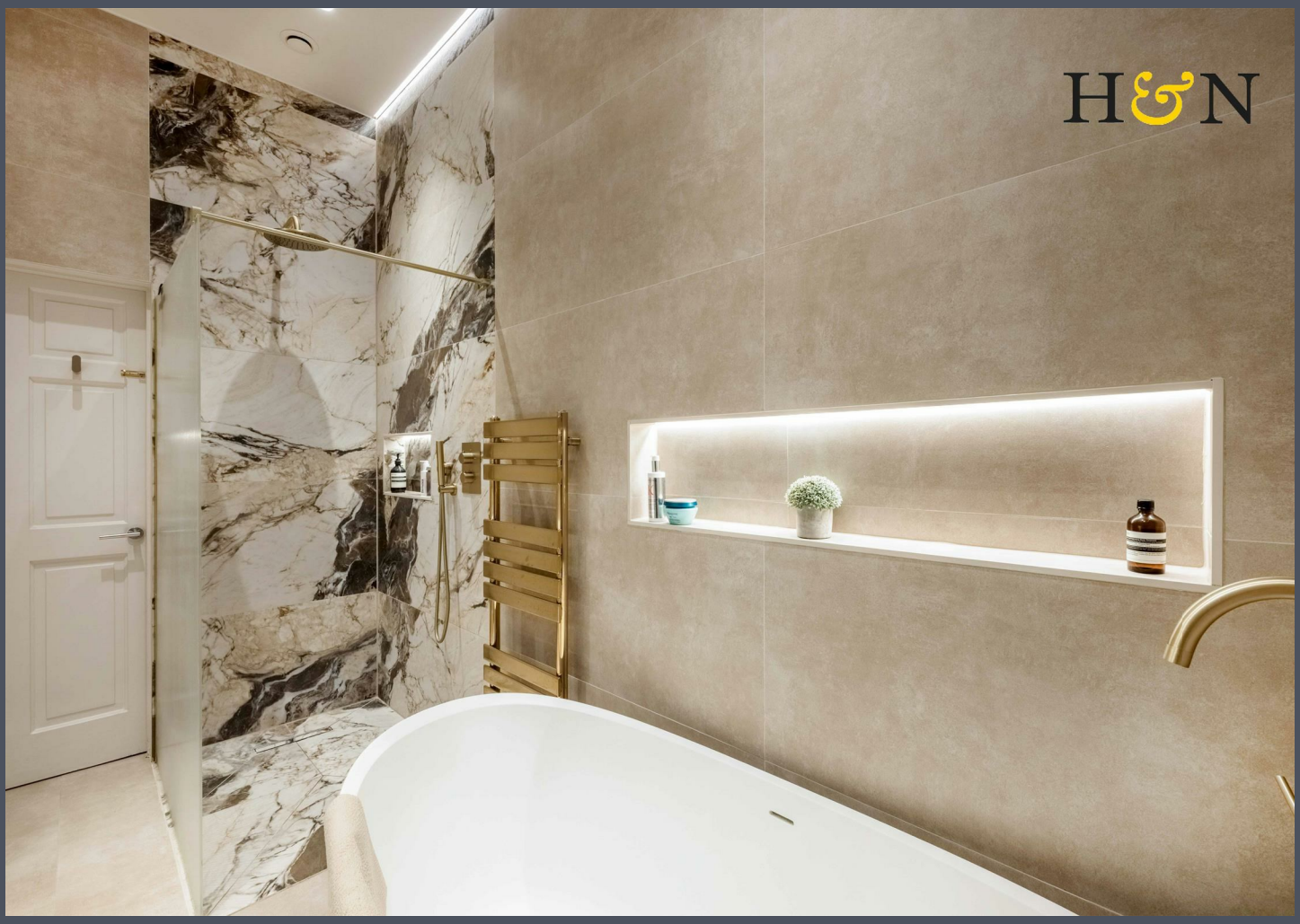





VICTORIA LIDIARD
(1889 - 1992)
suffragette and campaigner

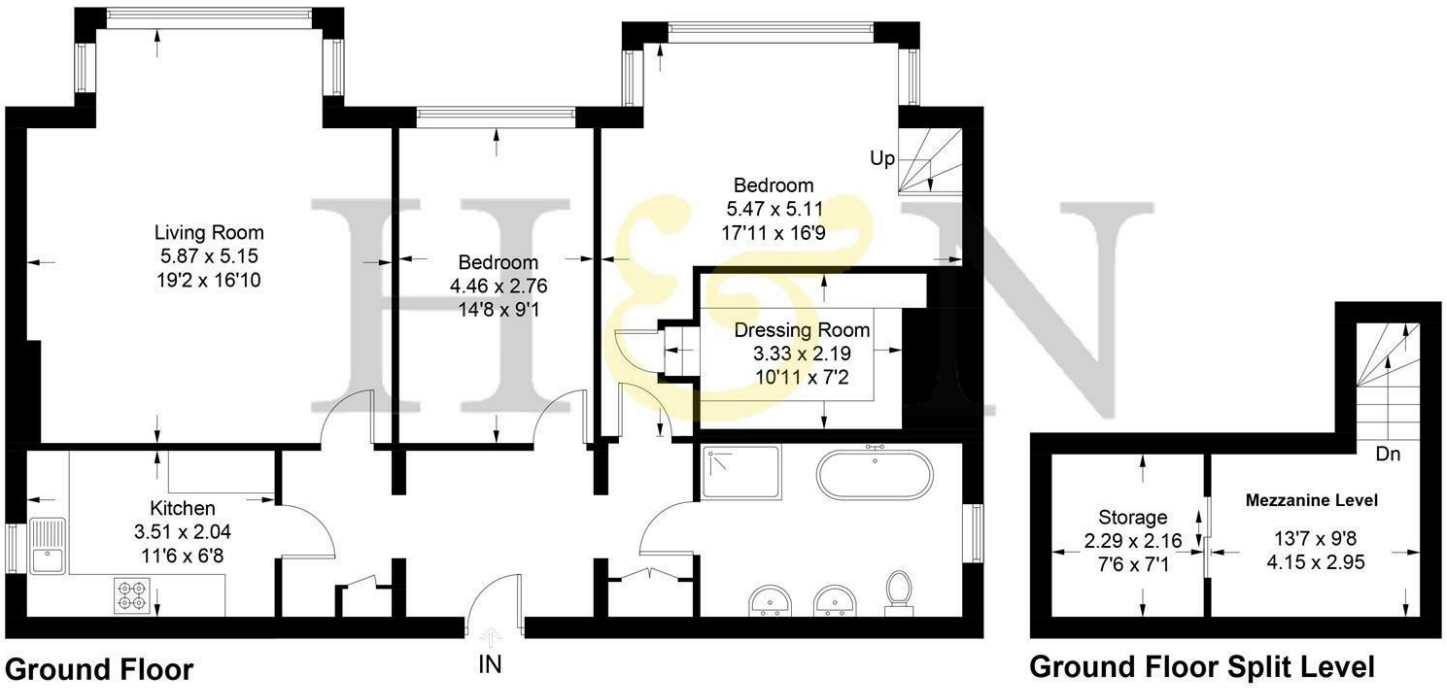






Palmeria Avenue

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



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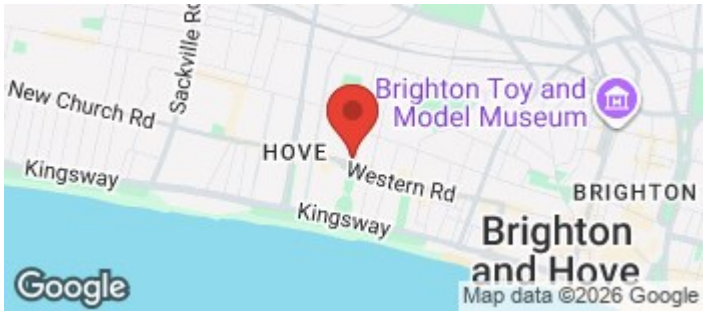

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