



5 Verano, Palmeira Avenue

Hove, BN3 3GF

Offers in excess of £675,000

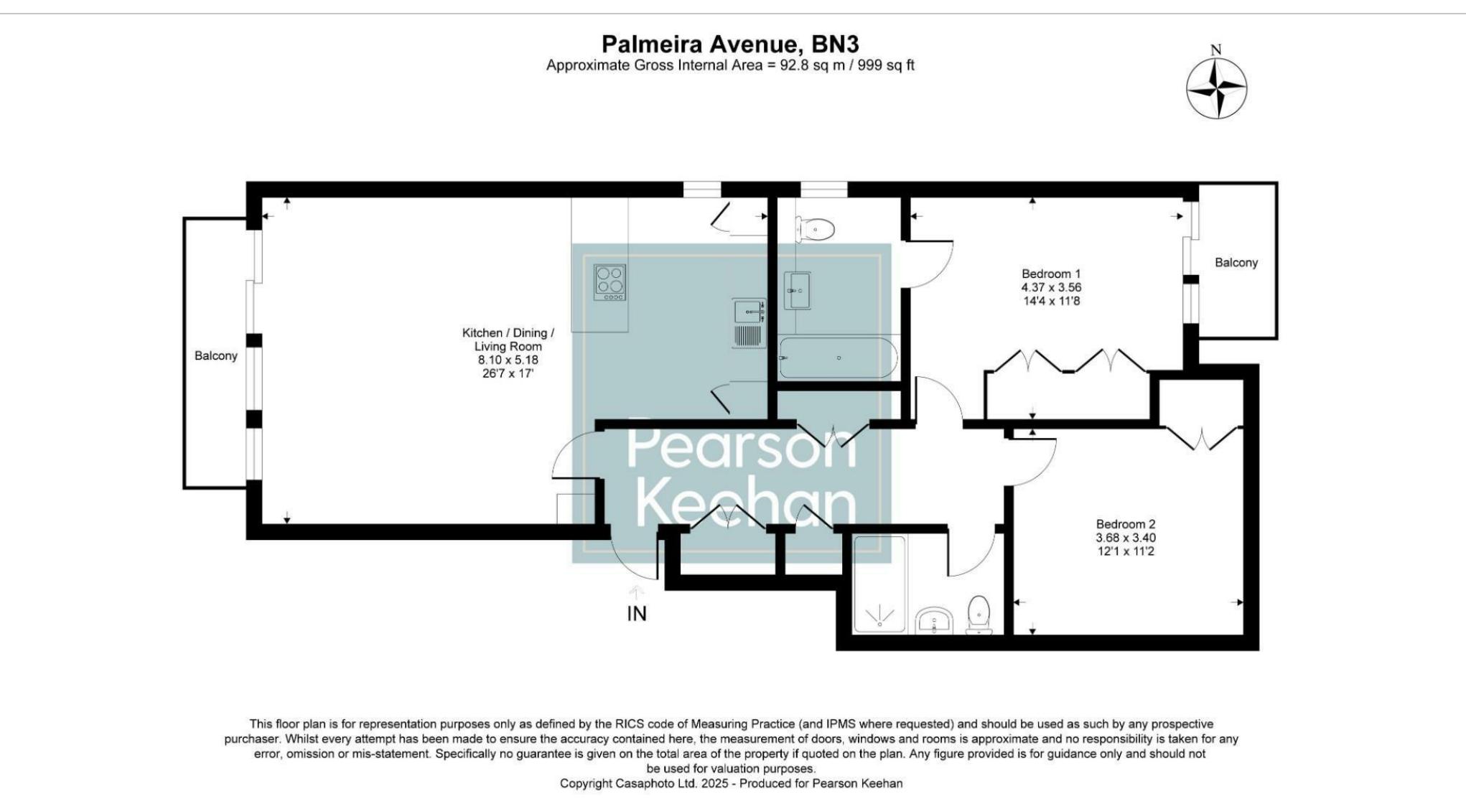
A stylish two-bedroom apartment set on the second floor of a this contemporary purpose-built development located directly opposite the Sussex County Cricket Ground. Being sold with no onward chain, this superb home enjoys the rare advantage of two private balconies and a dedicated, secure underground parking space.

Measuring just shy of 1,000 sq ft, the property offers a bright and spacious open-plan living area, featuring a modern fitted kitchen with a central island and integrated appliances, including a double oven, induction hob, fridge-freezer, and dishwasher. The generous lounge area is bathed in natural light thanks to full-width glazed doors that open onto a west-facing balcony, perfect for relaxing in the afternoon sun.

Both bedrooms are well-sized, one of which benefits from built-in wardrobes, a sleek en-suite bathroom, and access to a private balcony with a glass balustrade. A second double bedroom and a luxury shower room complete the accommodation.

Additional features include a private storage cupboard and an allocated space in the secure underground car park, adding further convenience to this outstanding home.

Situated on the popular, tree-lined Palmeira Avenue, this property enjoys a prime location adjacent to the Sussex Cricket Ground and just a short distance from Hove Railway Station. The nearby amenities of Palmeira Square include supermarkets, popular cafés, and a variety of restaurants. Brighton city centre and the seafront are easily accessible, while a selection of highly regarded primary and secondary schools in the area makes this an ideal setting for both families and professionals.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	