



# 5 Verano, Palmeira Avenue

Hove, BN3 3GF

Offers in excess of £675,000

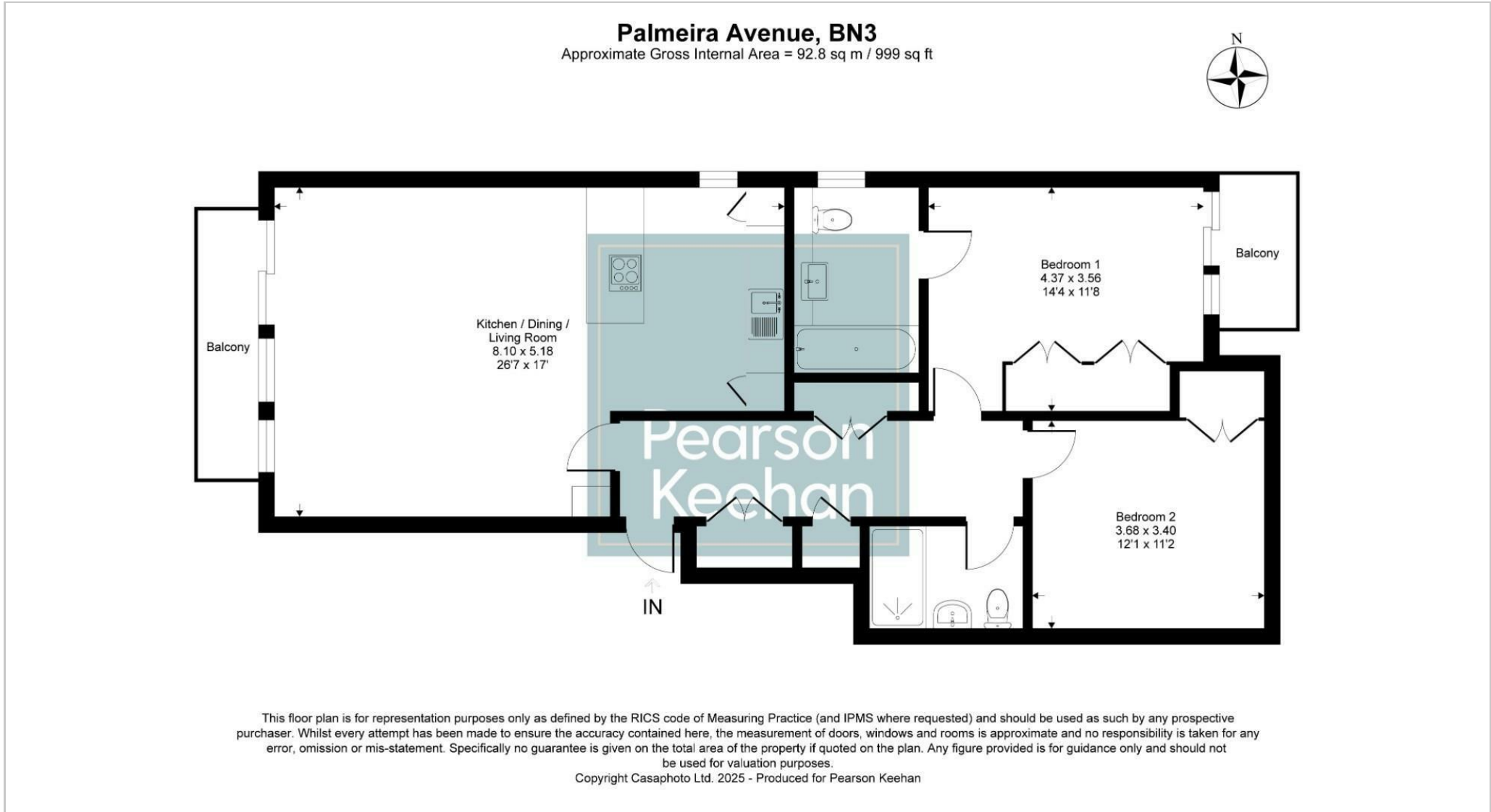
A stylish two-bedroom apartment set on the second floor of a this contemporary purpose-built development located directly opposite the Sussex County Cricket Ground. Being sold with no onward chain, this superb home enjoys the rare advantage of two private balconies and a dedicated, secure underground 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) <b>A</b>		<b>84</b>	<b>84</b>	
(81-91) <b>B</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				
England & Wales		EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	