



hamlyn  
smith.

Fourth Avenue, Hove, BN3 2PJ

£500,000 - £550,000

# hamlyn smith.

 2 Bedrooms

 1 Reception

 2 Bathrooms

Guide Price £500,000 - £550,000

Occupying the entire top floor of an elegant period building on one of Hove's most prestigious avenues, this spacious two-bedroom apartment measures just under 1,000 sq ft and is perfectly positioned moments from Hove seafront.

- Two Bedroom Apartment
- Top Floor
- Two Bathrooms
- Share Of Freehold
- Close Proximity To Hove Seafront
- Desirable Residential Street
- No Onward Chain





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From the moment you enter, the sense of volume and brightness is immediately apparent. High ceilings and expansive windows flood the property with natural light throughout the day, enhancing the beautifully proportioned rooms and creating an uplifting, airy atmosphere.

The spacious living room forms the heart of the home — an inviting setting ideal for both relaxing and entertaining. Elevated above the leafy avenue below, it enjoys rooftop views and a wonderful sense of privacy.

The kitchen/breakfast room is equally impressive, offering generous worktop and cupboard space alongside ample room for a dining table. Whether enjoying a quiet morning coffee or hosting dinner with friends, this is a space designed for both practicality and sociability.

The west-facing principal bedroom is beautifully proportioned and filled with afternoon light. Complete with fitted wardrobes and a sleek contemporary en-suite shower room, it provides a calm and comfortable retreat.

The second bedroom is a distinctive and versatile space arranged over two levels, adding character and flexibility. Currently configured as a home office, it would also serve perfectly as a guest bedroom, studio, or creative workspace.

A particular highlight is the large family bathroom, thoughtfully designed with both a walk-in shower and a separate bathtub. Skylights above draw in natural light, enhancing the luxurious, spa-like feel.

Situated on Fourth Avenue, one of Hove's most desirable addresses, the apartment is just a short stroll from the beach and Hove Lawns. Church Road's excellent selection of independent cafés, restaurants, shops and bars is moments away, while Hove Station provides convenient links to Brighton, London and beyond.



## Floor Plan

Floor area 90.5 sq.m. (975 sq.ft.)

Total floor area: 90.5 sq.m. (975 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

