

Palmeira Avenue, Hove

East Sussex

Guide Price £700,000 - £725,000



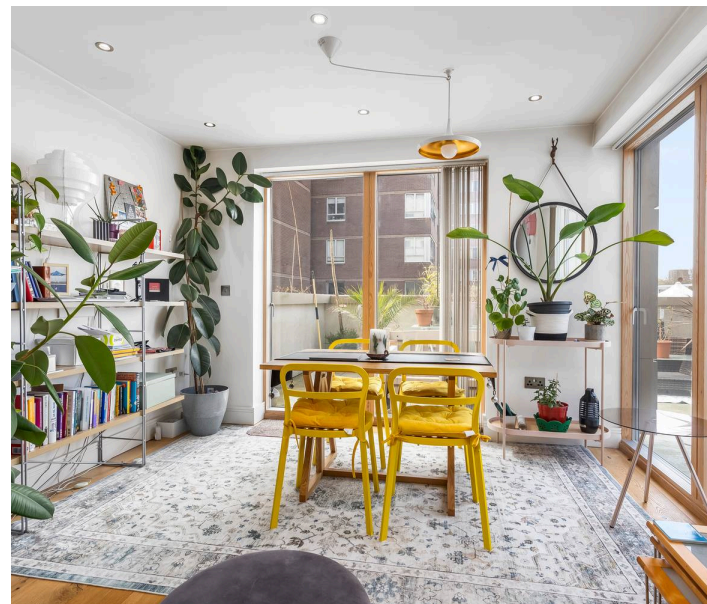
Innings House, Hove

Wonderfully positioned in central Hove, overlooking the Sussex County Cricket Ground, a well-presented **THREE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT** in a desirable **PURPOSE-BUILT DEVELOPMENT** with a spacious **L-SHAPED TERRACE**.

Set on the ground floor of a modern apartment block, this attractive property offers contemporary styling and well-proportioned accommodation throughout. The bright and spacious living space features two large glass patio doors that open directly onto a generously sized wraparound terrace, enjoying direct views of the cricket ground.

The contemporary custom-made fitted kitchen features quartz worktops, handleless soft-close doors and drawers, AEG integrated appliances and a discreet undermounted sink with LED task and ambient lighting. There are three double bedrooms; two with fitted wardrobes and the third a versatile study/bedroom. The principal bedroom has a patio door leading onto the terrace and benefits from a stylish en-suite bathroom, complemented with Italian porcelain wall and floor tiles, and an overhead shower. A further shower room, together with a spacious entrance hall with a built-in cupboard, enhances the sense of space and provides practical storage.

The apartment also boasts zoned thermostatically controlled underfloor heating alongside energy-efficient LED lighting, which reduces energy consumption and the carbon footprint, giving lower running costs. The building benefits from secure cycle storage.





The private L-shaped terrace is a highlight, offering the ideal spot for relaxing, dining alfresco and watching the cricket and other occasional events at the county ground.

The Local Area

Positioned in a highly sought-after area of Hove, this attractive property enjoys exceptional convenience, being just moments from Hove mainline station, making it perfect for commuters. The famous seafront and the green open spaces of St Anne's Well Gardens, Hove Lawns, Palmeira Square, and Brunswick Square are all only a short walk from your door, and when it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of Church Road, Western Road and Brighton's famous South Lanes and North Laines can be comfortably accessed on foot, offering everything from high street to independent stores.

Plenty of bus services in the city provide access to all parts of Brighton and Hove, as well as nearby outlying villages and up to Devil's Dyke. Local schools include Hove Junior School, St Andrew's C of E (Aided) Primary School, Cottesmore St Mary's Catholic Primary School, Cardinal Newman Roman Catholic School and Sixth Form College, and BHASVIC, together with the independent Brighton Girls and St Christopher's School.

Further Information

The property is situated in Parking Zone O. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27. EPC rating - TBC.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Tenure: Leasehold.

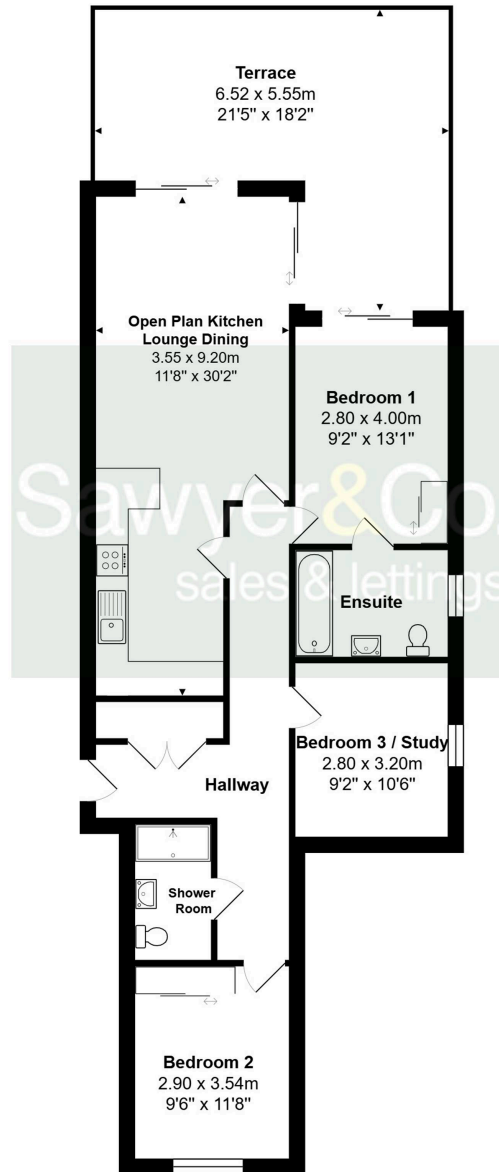
Unexpired term on lease - 115 years

Service Charge - £3,000 pa / Ground Rent: £325 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 86.0 m² ... 925 ft² (excluding terrace)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.