

2, 3 Pembroke Avenue

Hove, BN3 5DA

Guide price £450,000

Guide Price- £450,000-£475,000

Situated in one of Hove's most sought-after addresses, just moments from the seafront, this beautifully presented two-bedroom first-floor apartment effortlessly combines elegant period charm with contemporary design.

Occupying the first floor of an attractive Victorian building, the property showcases an exceptional standard of finish throughout. A welcoming entrance hall leads into an impressive living room, where a large bay window floods the space with natural light. High ceilings, stunning cornicing and a striking feature fireplace create a refined yet inviting atmosphere, perfect for both relaxing and entertaining.

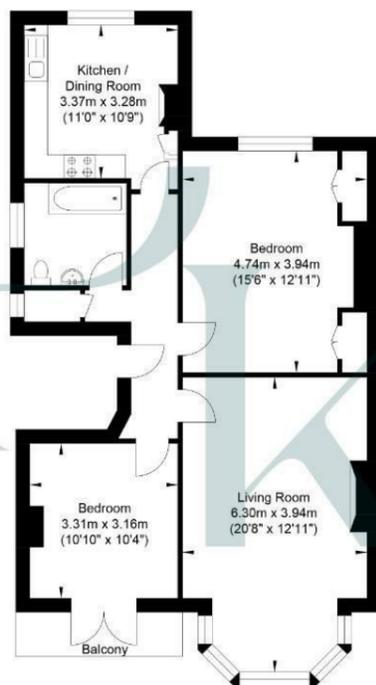
To the rear, the stylish kitchen/dining room has been thoughtfully designed with sleek cabinetry, quartz worktops, integrated appliances and ample preparation space, alongside room for a dining table, ideal for everyday living and hosting alike.

The apartment offers two well-proportioned bedrooms, providing flexibility for guests, a home office or additional living space. One benefits from integrated storage, while the other enjoys direct access to a private west-facing balcony, adding a desirable outdoor element. A contemporary bathroom, recently updated, completes the accommodation.

Pembroke Avenue is a quiet and highly regarded residential street in the heart of Hove. The vibrant Church Road throughfare is within easy reach, offering an excellent selection of coffee shops, restaurants and independent stores. Hove seafront is just a short stroll away, while nearby Hove railway station provides convenient links to London and beyond.



Pembroke Avenue



First Floor
Approximate Floor Area
824.62 sq ft
(76.61 sq m)



Approximate Gross Internal Area = 76.61 sq m / 824.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	79
	64

Very energy efficient - lower running costs

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(92 plus) A

(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 CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

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Not environmentally friendly - higher CO₂ emissions

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EU Directive 2002/91/EC

Pearson
Keehan