



First Avenue, Hove, BN3 2FH  
**Offers In Excess Of £210,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# First Avenue, Hove, BN3 2FH

## Offers In Excess Of £210,000

A delightful one-bedroom flat set on the lower ground floor of this attractive period building, positioned on a highly sought-after road in the heart of Hove. The property enjoys access to well-kept communal bike storage, gardens and front patio.



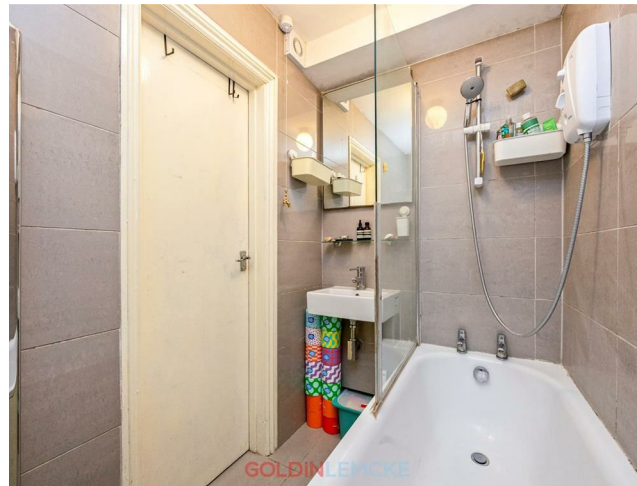


## Further Information

\*\*\*GUIDE PRICE £210,000 - £225,000\*\*\*

Internally, the accommodation comprises a bright and spacious living room, modern fitted kitchen, double bedroom, and a bathroom. The flat is well maintained throughout, with outdoor space at both the front and rear - including communal gardens, secure bike storage, and front patio set back from the street for added privacy.

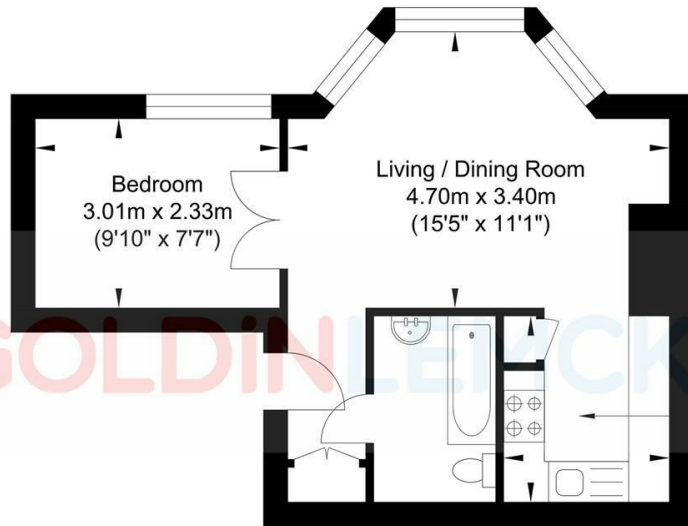
First Avenue is one of Hove's most desirable addresses, perfectly positioned between the seafront and Church Road. The area is renowned for its grand period architecture, tree-lined streets, and easy access to Hove Lawns and the beach, with a fantastic selection of independent cafes, bars, and restaurants nearby. Hove Station is also within walking distance, providing convenient links to London and beyond.



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# First Avenue

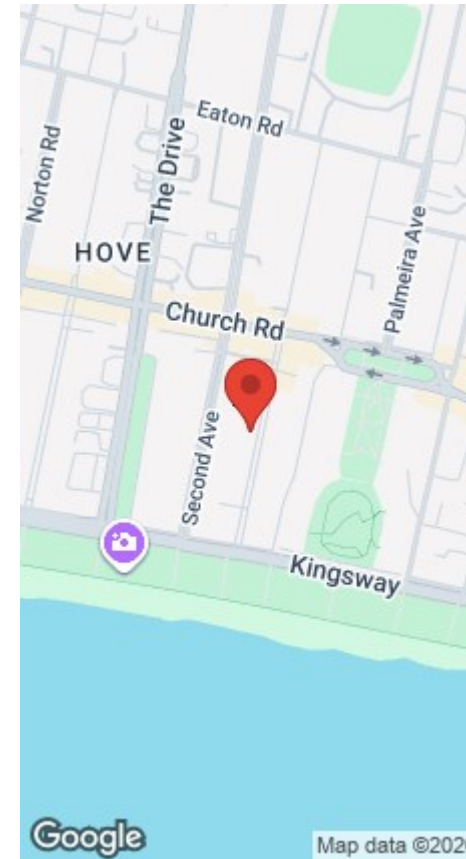


Lower Ground Floor  
Approximate Floor Area  
345.19 sq ft  
(32.07 sq m)



Approximate Gross Internal Area = 32.07 sq m / 345.19 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.