



HAMLIN SMITH

£750,000

## FIRST AVENUE, HOVE

4 BEDROOMS

2 RECEPTIONS

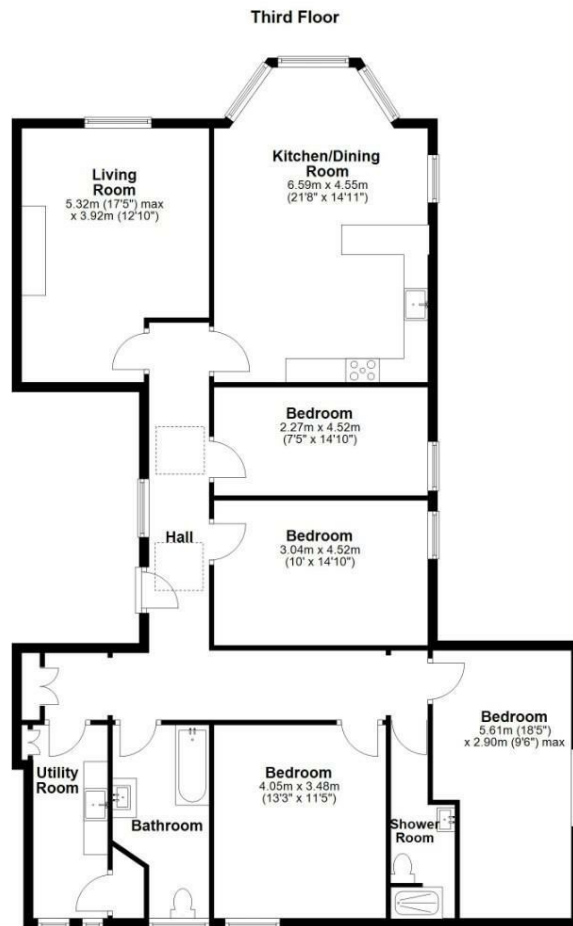
2 BATHROOMS

An extraordinary opportunity to buy a top-floor, four-bedroom apartment on First Avenue in Hove, offering over 1,500 sq ft of elegant living space with sea views, moments from Hove promenade and the sea. Recently decorated throughout, all the rooms are well proportioned and arranged off two wide intersecting hallways that further add to the generous feeling of space in this superb home.

- Expansive four bedroom apartment
- Two bathrooms
- Separate utility
- Central Hove location
- Sea views
- Over 1500sqft
- Recently refurbished
- No onward chain







Total area: approx. 145.2 sq. metres (1562.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**hamlyn  
smith.**  
First Avenue, Hove

# HAMLYN SMITH

Situated in a grand yellow-brick Victorian villa on First Avenue, the property makes a strong first impression, with steps leading up to the wide front door. As you reach the top floor of the building, you discover a magnificent glass roof that allows light into the grand staircase. Once inside the apartment, roof lights in the hallway have been created to benefit from the glass roof above.

The reception areas are arranged at the front of the property. The kitchen/dining room is a dual-aspect room with sea views, over five metres in length, with a bay window facing east and a further south-facing sash window. The kitchen is arranged at one end of the room and has a contemporary shaker-style design in a soft green/grey. Integrated appliances include a five-burner gas hob, double oven, fridge-freezer and dishwasher.

Adjacent, the living room is another five-metre room with an east-facing aspect. The four double bedrooms are arranged at the side and the rear of the building; two have south-facing windows and the others have a west-facing aspect. The bathroom is immaculately presented with light blue tiles in a herringbone pattern. There is a shower over the bath, a hand basin set in a vanity unit and a back-to-wall WC with concealed cistern. The shower room has a matching colour scheme, with a shower, hand basin and WC. Both bathrooms have chrome fittings and towel radiators.

At the rear of the flat, there is a large utility room, an unexpected highlight in a conversion flat. Here there is further counter space, another sink, wall cabinets and space for a washing machine and a separate dishwasher.

The apartment has designer radiators throughout, and the Vaillant Ecotec Plus boiler is located in the utility room.

First Avenue is a wide, tree-lined road, with views of the sea at its southern end and the bustling Church Road at its northern end. Moments from the beach and Hove Lawns, you will be close enough to the seafront to take a moment out of any day and wander down to admire the views. The famous Marrocco's Italian restaurant does takeaway ice creams and coffees. At the top of First Avenue, the popular Hove Place pub has a lovely garden and serves great pub food. The Flour Pot Bakery offers coffee and pastries and is open for breakfast and lunch. On Church Road there are numerous restaurants, cafés and bars as well as independent shops. Hove Station is a short walk away, and buses on Church Road run regularly into the city centre.

\*\*Please be aware, we have used virtual staging on a select few images\*\*



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