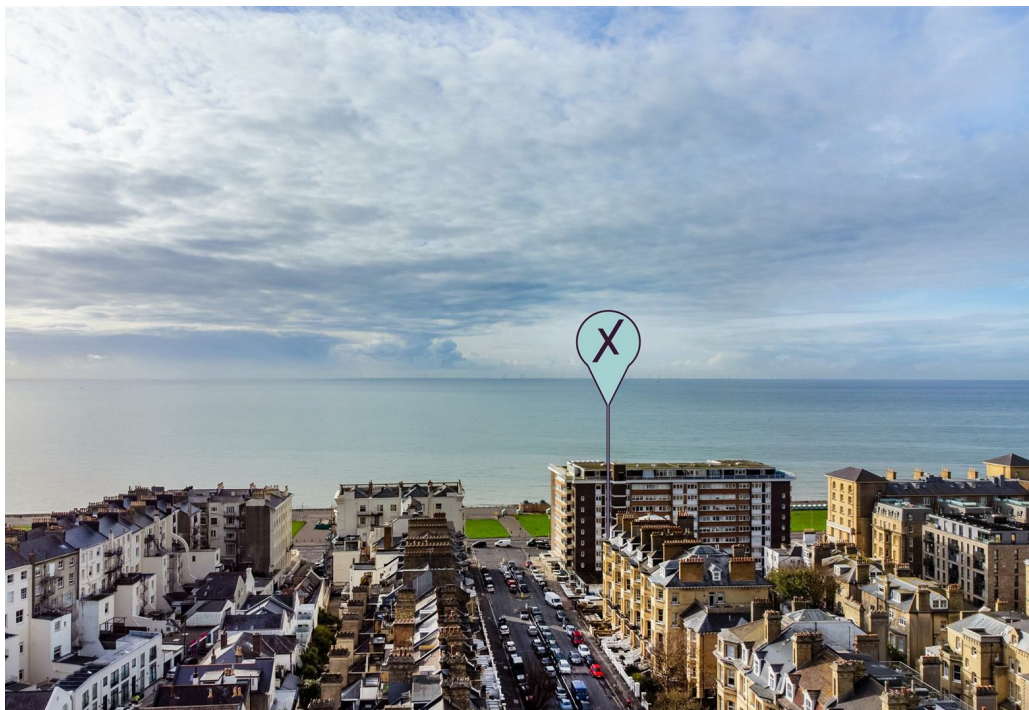


# First Avenue

## Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

Guide £300,000 - £325,000

Wonderfully Presented & Uniquely Designed Apartment in Prestigious Hove Location

Set on one of Hove's most prestigious avenues and moments from the seafront, this wonderfully presented apartment has been thoughtfully designed to maximise space while honouring its period heritage. The considered, understated contemporary décor complements the property's classic charm, creating a seamless blend of old and new.

Clever use of internal glazing and the full benefit of lofty ceiling heights lend the apartment an open, airy sense of space throughout.

The welcoming entrance hall leads to a large, sociable kitchen and dining area, flooded with natural light from expansive sash and bay windows. This versatile space features a modern, well-appointed kitchen, generous dining area, and additional zones currently used as a home office and a relaxed seating nook.

Adjacent lies a grand, separate living room — its high ceiling and large windows enhance the sense of scale and elegance, while glimpses of the sea offer a gentle reminder of the beach just minutes away.

A striking mezzanine level provides a unique retreat, enclosed by large glazed panels that maintain privacy while allowing light to flow through. This space also offers useful storage and built-in cupboard.

The stylish shower room, accessed from the entrance hall, features attractive graphic tiling, brass fittings, and a marble basin. Additional conveniences include a spacious dressing area, built-in storage, and a utility cupboard.

The property also benefits from its own, private area of garden space.

Perfectly positioned just off the seafront, the apartment enjoys immediate access to Church Road's vibrant mix of independent shops, cafés, bakeries, bars, and restaurants, along with everyday amenities. Hove Station is also within easy reach, providing direct and fast connections to London and beyond.

## First Avenue Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM









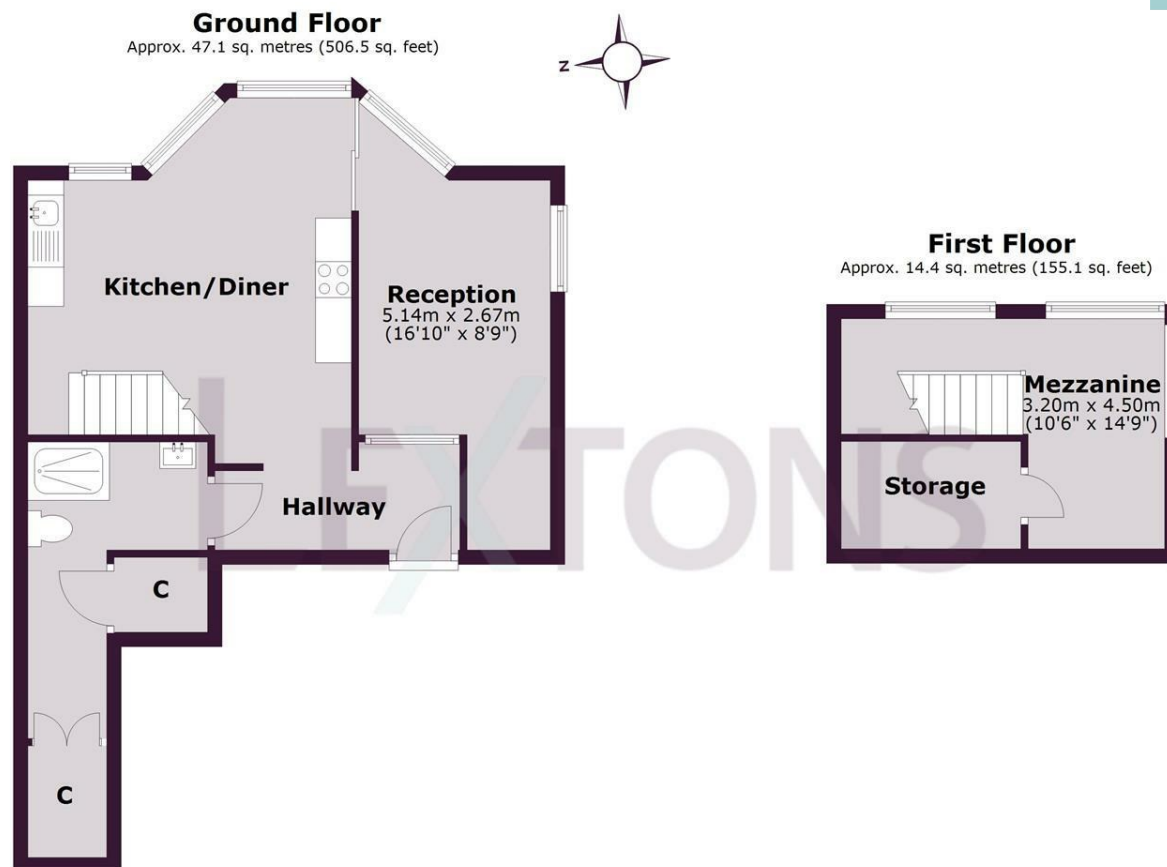








SCAN HERE TO OFFER ON THIS PROPERTY



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 77                      |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |