Robert Luff & Co

# Third Avenue, Hove

Freehold - Asking Price £125,000

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## Description

Robert Luff & Co are delighted to offer this rare parcel of land on Third Avenue, one of Hove's most prestigious and tree-lined roads.

Opportunities like this seldom come up in central Hove. The plot sits behind the main building, away from the street, and is reached by a private driveway running along the side of the property. The driveway opens into a generous, level courtyard enclosed by mature red-brick walls and fencing. Established trees and greenery border the site, so it feels private and secluded despite being so central.

The land is currently laid to tarmac and used as off-street parking, which is valuable in itself in an area where parking is scarce. Its size, shape and secluded position may also appeal to buyers looking at other uses for the site, subject to obtaining any necessary planning permission and consents.

Third Avenue runs between Church Road, with its independent shops, cafés and restaurants, and Hove's Kingsway and seafront. Hove Station, with direct services to London and along the coast, is also within easy reach.

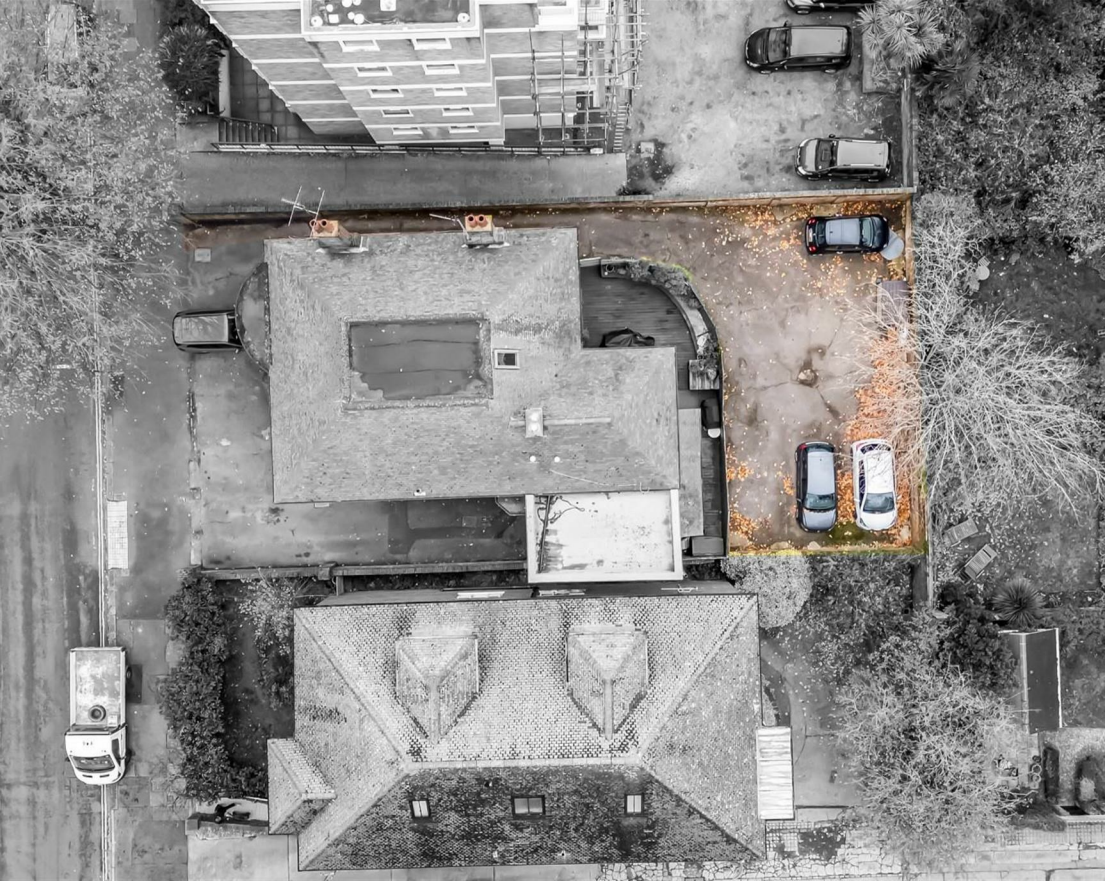


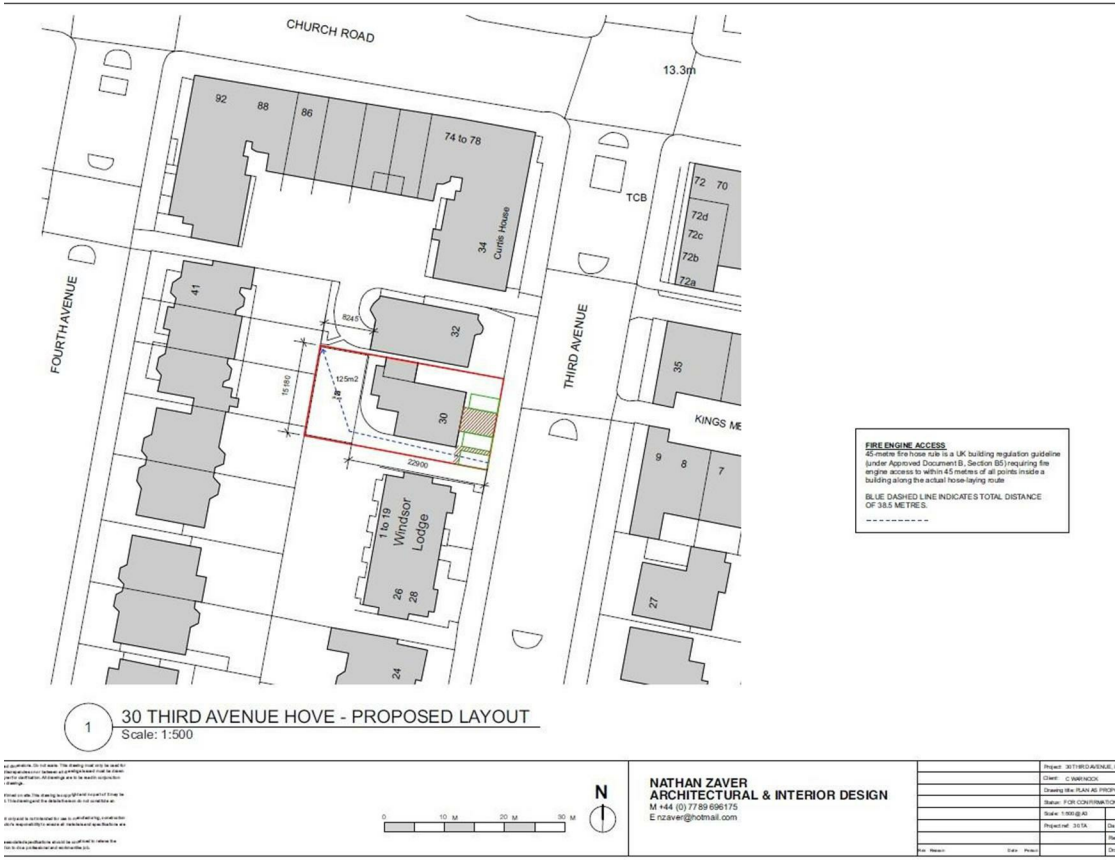
## Key Features

- A Rare Chance To Buy A Private Parcel Of Land On Third Avenue
- Private Driveway Access From Third Avenue
- Possible Scope For Alternative Uses, Subject To The Necessary Consents
- Walled, Secure And Enclosed Plot Set Behind The Main Building
- Currently Laid To Tarmac And Used For Parking
- Close To Church Road, Hove Seafront And Hove Station








CHURCH ROAD
13.3m
92
88
86
74 to 78
34
Curtis House
TCB
72
70
72d
72c
72b
72a
FOURTH AVENUE
THIRD AVENUE
41
32
30
35
KINGS ME
9
8
7
27
24
1 to 19
Windsor
Lodge
26
28
8245
125m2
15180
22900
FIRE ENGINE ACCESS
45-metre fire hose rule is a UK building regulation guideline (under Approved Document B, Section B5) requiring fire engine access to within 45 metres of all points inside a building along the actual hose-laying route
BLUE DASHED LINE INDICATES TOTAL DISTANCE OF 38.5 METRES.
1
30 THIRD AVENUE HOVE - PROPOSED LAYOUT
Scale: 1:500
N
NATHAN ZAVER
ARCHITECTURAL & INTERIOR DESIGN
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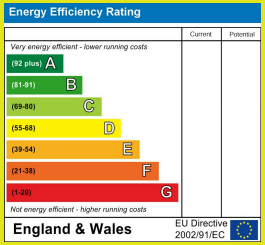
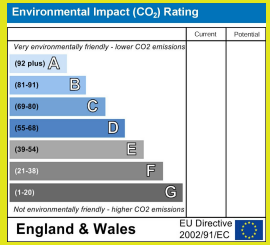
# Floor Plan Third Avenue







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Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed. Failure to make payment may result in delays progression of your transaction.

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