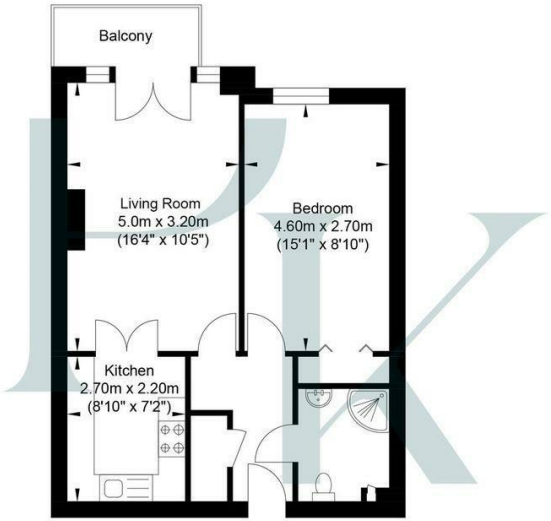
Nizells Avenue, Hove, BN3 1PY

Offers over £220,000 - Leasehold

Nizells Avenue



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Second Floor
Approximate Floor Area
491.69 sq ft
(45.68 sq m)

Approximate Gross Internal Area = 45.68 sq m / 491.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

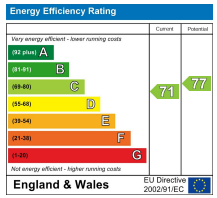
A well-presented one-bedroom, second floor retirement apartment with lift access and on-site warden assistance, enjoying lovely views over the picturesque treetops of St. Ann's Well Gardens in the central Hove. The property currently has 189 years remaining and the current service charges have been paid in full up until October 2026.

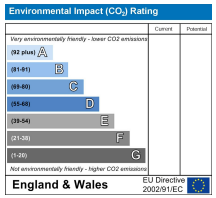
The property offers spacious and well-planned accommodation, featuring a bright and welcoming lounge with direct access to a private balcony overlooking both the communal gardens and St. Ann's Well Gardens beyond. The modern kitchen is thoughtfully designed, while the generous double bedroom provides excellent comfort and versatility and a contemporary shower room, equipped with walk-in shower completes the accommodation.

Residents benefit from an excellent range of facilities, including a communal lounge and conservatory, a guest suite for visitors, beautifully maintained gardens, a dedicated full-time House Manager, and an emergency call system for peace of mind.

Perfectly positioned, the apartment is just moments from the open green spaces of St. Ann's Well Gardens and within easy reach of Church Road, Western Road, and Seven Dials, offering a wide variety of shops, cafés, and local amenities. Excellent bus routes are also close at hand, providing seamless access to Brighton city centre and railway station.

Council Tax: C





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