



## 25 Adelaide Crescent, Hove, BN3 2JH

£500,000 Leasehold

Nestled in the highly SOUGHT AFTER location of Adelaide Crescent in Hove, this charming flat conversion offers a unique blend of comfort & coastal living. With STUNNING SEA VIEWS, residents can enjoy the beauty of the seafront from the comfort of their own home. The property features an inviting layout, perfect for both relaxation & entertaining. One of the standout features is the EN-SUITE BATHROOM, providing a touch of luxury & convenience. This flat is ideal for those who appreciate the finer things in life while being just moments away from the vibrant atmosphere of Hove. Living in this area means you are close to local amenities, including; shops, cafes & parks, making it a perfect choice for anyone looking to embrace a lively seaside lifestyle. Available CHAIN FREE! Viewings are highly recommended. Energy Rating: D59 Exclusive to Maslen Estate Agents

Communal front door to:

**Communal Hallway**

Stairs leading up to the top floor, personal front door to:

**Hallway**

Doors to all rooms, hatch to loft space, recessed spotlights, wall mounted entry phone, picture rail, wood effect flooring.

**Lounge**

2 x windows to front with amazing sea views, 2 x radiators, picture rail, dado rail, recessed spotlights, feature fireplace.

**Bedroom**

Range of built in wardrobes, feature cast iron fireplace, dado rail, picture rail, radiator, window to front with amazing sea views, recessed spotlights.

**Shower Room**

WC, wash hand basin with mixer tap, shower cubicle with wall mounted 'Triton' shower unit over, ceiling mounted extractor fan, wood effect flooring, fully tiled walls, recessed spotlights.

**Kitchen/Breakfast Room**

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl sink drainer unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven, integrated dishwasher, space for fridge/freezer, space & plumbing for washing machine, breakfast bar seating, space for table & chairs, part tiled walls, wood effect flooring, recessed spotlights, dado rail, built in storage cupboard, feature cast iron fireplace with wooden surround, window to rear with views over rooftops.

**Bedroom**

Window to rear with views over rooftops, radiator, dado rail, recessed spotlights, 2 x built in storage cupboards, double doors to:

**En-Suite Bathroom**

WC, bidet, pedestal wash hand basin with hot & cold taps, panelled bath with mixer taps & further hand held attachment, glass shower screen, recessed spotlights, radiator, part tiled walls, dado rail, laminate flooring.

**Total approx floor area**

107.5 sq.m. (1157.6 sq.ft.)

**Parking zone M**

**Council tax band D**

**V1**

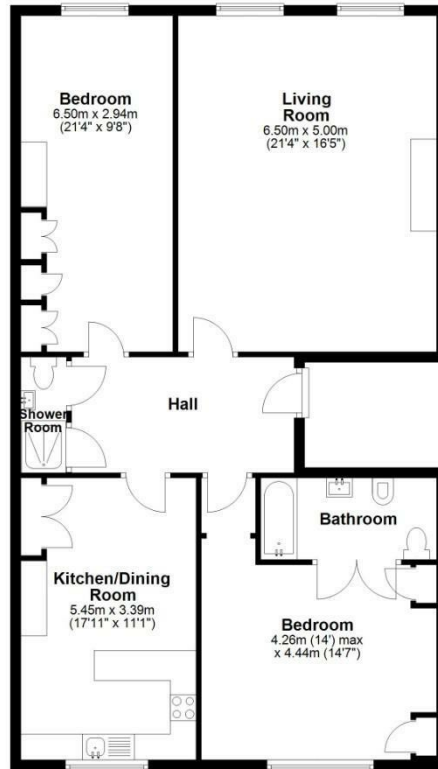
*What the owner says:*

*"Owning this flat for the past 18 years has been an absolute joy. What first drew us to the property was the sheer sense of space and those incomparable views; waking up to the sight of the sea from the front windows never gets old, and the light that pours into the lounge makes it the perfect place to unwind. We've loved the unique 'conversion' character of the building, especially the high ceilings and the original fireplaces that give every room so much soul. Having the luxury of a private en-suite and a massive kitchen-breakfast room made hosting our friends feel effortless. It truly is a peaceful coastal sanctuary right in the heart of everything Hove has to offer, we'll be sad to see it go and we hope it makes a fantastic new home for someone"*





#### Fourth Floor

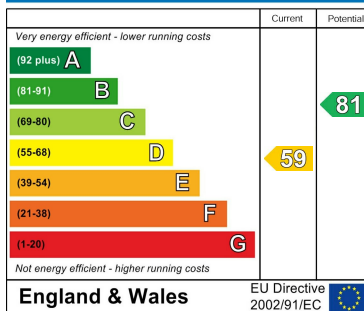


Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

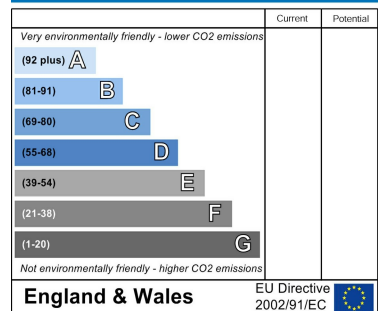
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

#### Adelaide Crescent

##### Energy Efficiency Rating



##### Environmental Impact (CO<sub>2</sub>) Rating



#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

#### COVERING THE CITY

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