PHILLIPS & STILL







Princes Avenue, Hove, BN3 4GT

Asking Price of £375,000

- A Spacious & Well Presented First Floor Purpose Built Apartment
- Private Garage
- Two Double Bedrooms
- One Of Central Hove's Top Addresses A Short Walk From Church Road & Seafront
- Open Plan Lounge / Diner Opening Onto Private Balcony With Sea Views
- Share Of Freehold & No Onward Chain
- Separate Modern Kitchen & Bathroom
- Hove & Aldrington Stations Within Walking Distance







Property Description

Perfectly positioned between the seafront and Church Road is this stylish,well presented first floor purpose built apartment with a sunny private balcony boasting sea views and lift service. It is being sold with a share of the Freehold, no onward chain and a one of the rarely available private garages in the block.

The property is well arranged for convenience and boasts a spacious open plan dual aspect lounge / diner that opens onto your sunny balcony. You have a modern separate kitchen and two fantastic double bedrooms - the master of which is a very impressive size.with built-in wardrobes. A modern bathroom tops it all off and the apartment also offers convenient lift access, additional storage throughout including a large built-in cupboard in the entrance hall.

Here you are absolutely ideally located for all that Brighton and Hove has to offer. Just over the road is a handy convenience shop and the lovely Sunshine Cafe. A leisurely stroll straight down Hove Street takes you directly to the seafront, beach, and promenade, while the bustling café culture, shops and restaurants of Church Road and Poets' Corner are all easily accessible by foot.

Nearer to home, a wide array of popular independent shops, cafes and bars ranging from the Drury Tea & Coffee shop and a local green grocer on Richardson Road to a selection of high street supermarkets on Portland Road are all only a short walk away. Down on the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store.

Both Aldrington and Hove railway stations are within walking distance making this an ideal home for any commuters with reliable and frequent bus services available too. Princes Avenue is widely regarded as one of Hove's top addresses and with no onward chain, it is ready to pack your bags & move straight into!













Accommodation

COMMUNAL ENTRANCE
With lift and stairs rising to:

<u>FIRST FLOOR</u>

ENTRANCE HALL

LARGE BUILT-IN STORAGE CUPBOARD

BATHROOM

BEDROOM ONE
16' 1" x 10' 6" (4.9m x 3.2m)

BEDROOM TWO
12' 0" x 8' 3" (3.66m x 2.51m)

OPEN PLAN LOUNGE / DINER
15' 4" x 15' 3" (4.67m x 4.65m)
Opening onto:

PRIVATE BALCONY
With gorgeous sea views and plenty of space for outdoor furniture

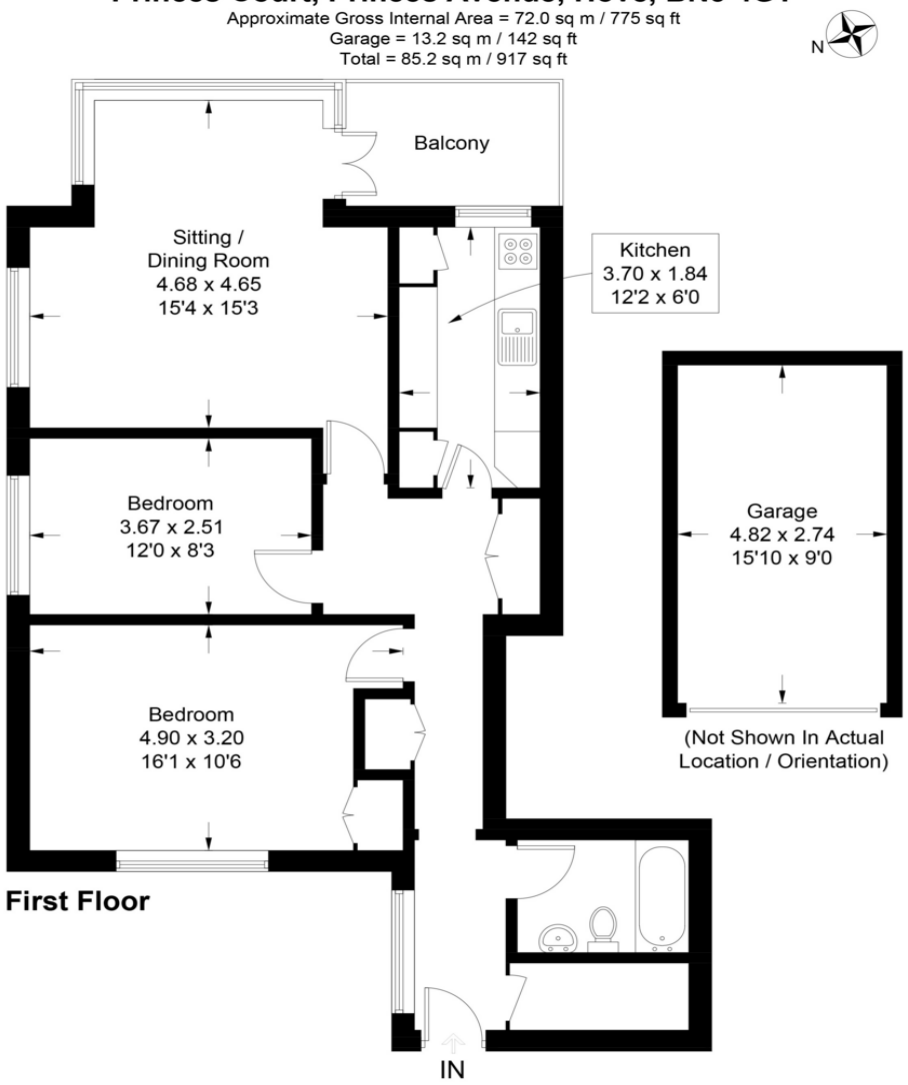
SEPARATE KITCHEN
12' 2" x 6' 0" (3.71m x 1.83m)

<u>OUTSIDE</u>

GARAGE
15' 10" x 9' 0" (4.83m x 2.74m)
With up & over door, and internal lighting

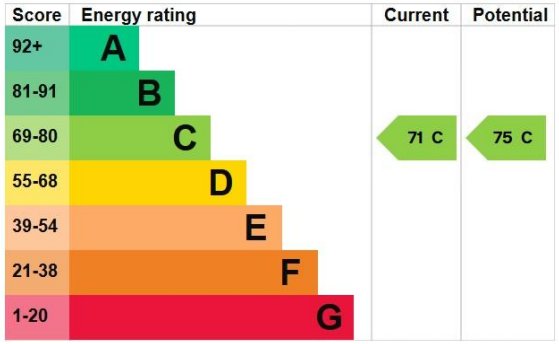
Princes Court, Princes Avenue, Hove, BN3 4GT

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 85.2 sq m / 917 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

The Property Ombudsman
Zoopla.co.uk Smarter property search
rightmove.co.uk The UK's number one property website