





Ascot House 18 Third Avenue

Hove, BN3 2PD

Asking price £700,000

Offering over 1,100 sq ft of living space, this beautifully presented and substantially proportioned two-bedroom apartment, occupies the entire lower level of an impressive period building on one of Central Hove’s most desirable Avenues. Benefiting from a large west-facing private garden, own street entrance and no onward chain, this property is truly a rare commodity for such a prime Hove location.

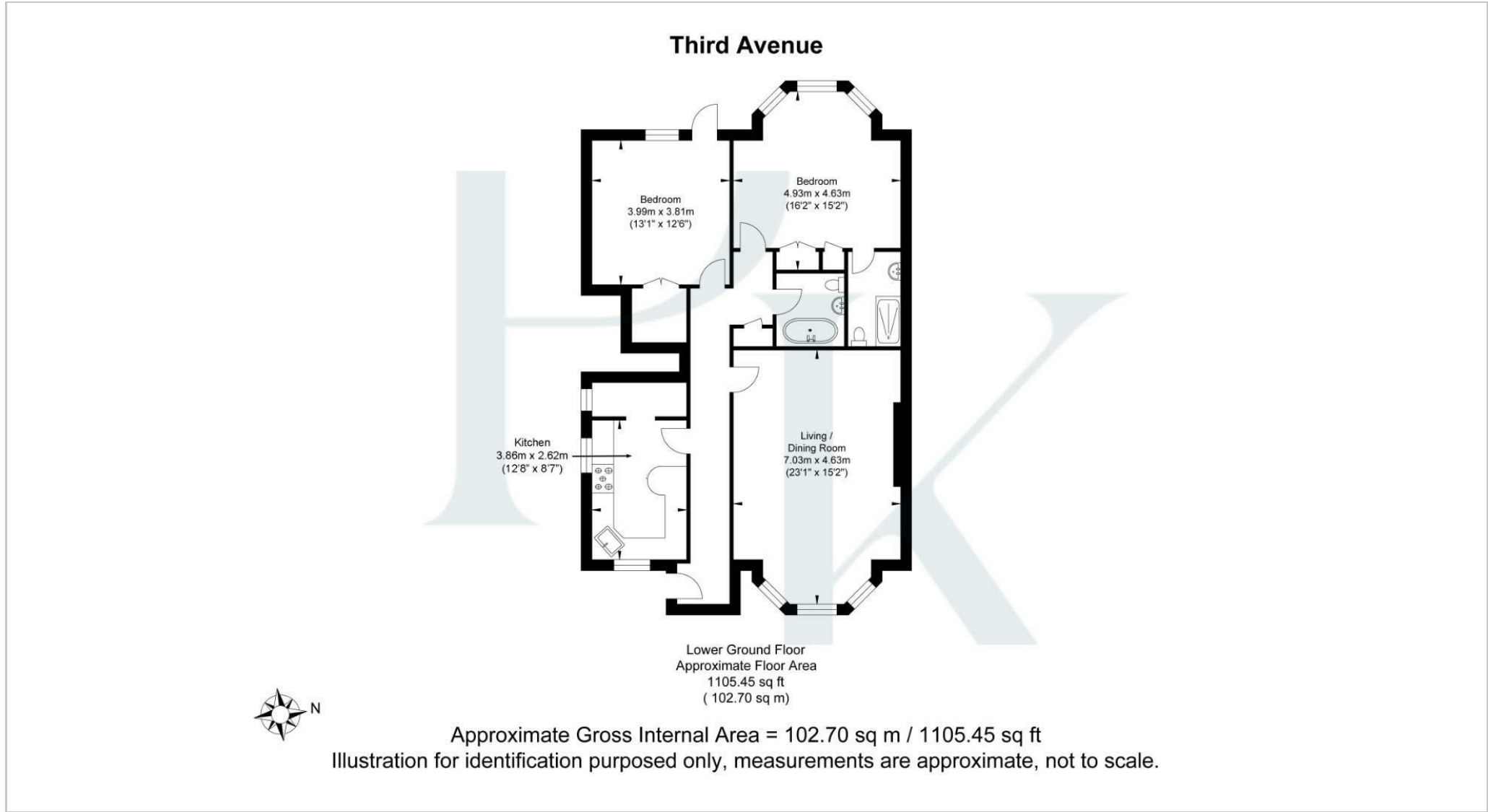
Impeccably decorated throughout, this elegant apartment combines generous room proportions with an abundance of natural light, enhanced by several large bay windows, high ceilings and attractive period features.

The accommodation comprises of a spacious living room with wood flooring, a contemporary fitted kitchen with adjoining utility room, two well-proportioned double bedrooms with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room — together with a further modern family bathroom. The property also offers excellent built-in storage throughout.

A particular feature of the property is the sizeable private rear garden. Westerly facing, it enjoys sunshine throughout the day and provides an ideal space for relaxing or entertaining.

Perfectly positioned between Hove seafront and the vibrant café culture of Church Road, The Avenues remain among Hove’s most prestigious and sought-after residential locations. An excellent selection of independent shops, bars, cafés and restaurants can be found nearby on Church Road, Western Road and within Brighton city centre.

The area is exceptionally well connected, with frequent bus services providing easy access across the city and to surrounding areas, while Hove mainline railway station is approximately half a mile away, offering regular direct services to London and Gatwick.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Pearson  
Keehan