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SELLING HOMES IN BRIGHTON & HOVE SINCE 2002

Avondale Road, Hove, BN3 6ER

£400,000 - £425,000 Guide

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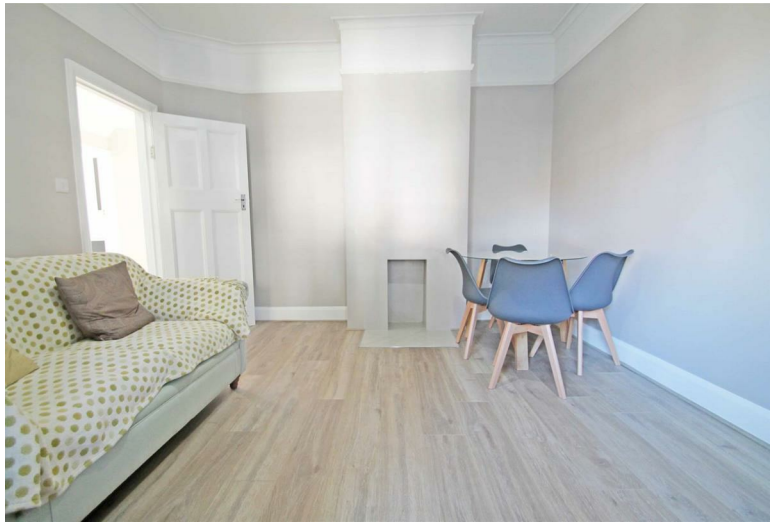
A fantastic two-bedroom converted flat, occupying the entire ground floor of this attractive double-fronted detached building, situated in an extremely well-regarded location in central Hove. Newly refurbished throughout and offered in excellent decorative order, the property benefits from a fantastic sized private rear garden, immediate vacant possession and either the entire freehold or a 50% share.



Further Information

Approached via a front patio and its own private entrance, the accommodation comprises a spacious entrance hall, living/dining room, two good sized double bedrooms, modern shower room, separate WC and a modern kitchen/breakfast room with a door leading to the rear garden. The property has been extensively refurbished throughout, including a new kitchen, shower room and WCs, together with brand new double glazing and a new central heating system and boiler. Both the double glazing and central heating system benefit from 10-year guarantees/warranties. There is also a brand new roof and a 1,051-year lease remaining. To the rear is a fantastic sized private garden with lawn and patio areas, together with handy side access. Garden flats of this quality and with such extensive improvements are rarely available, and early and internal viewing is highly recommended.

Avondale Road is well positioned for the amenities of central Hove, with Church Road, George Street and the seafront all within easy reach. Hove Green and St Ann's Well Gardens are also close by, while Hove Station is accessible for direct rail services towards London. The surrounding area offers a good choice of shops, cafés, restaurants and everyday amenities.

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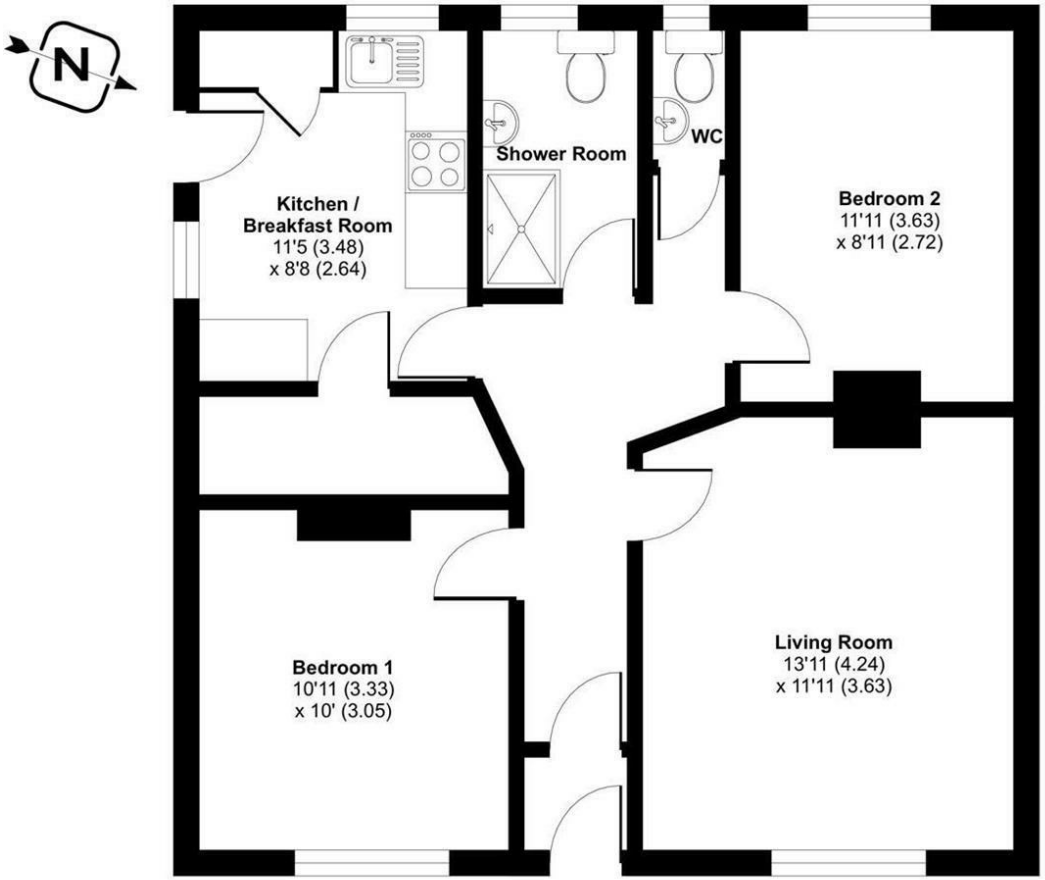
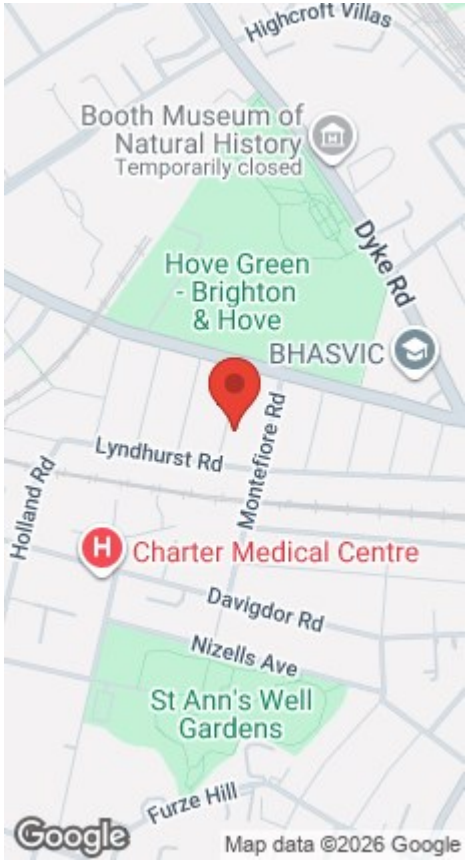
Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.



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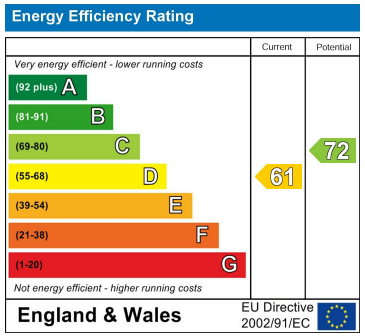

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.