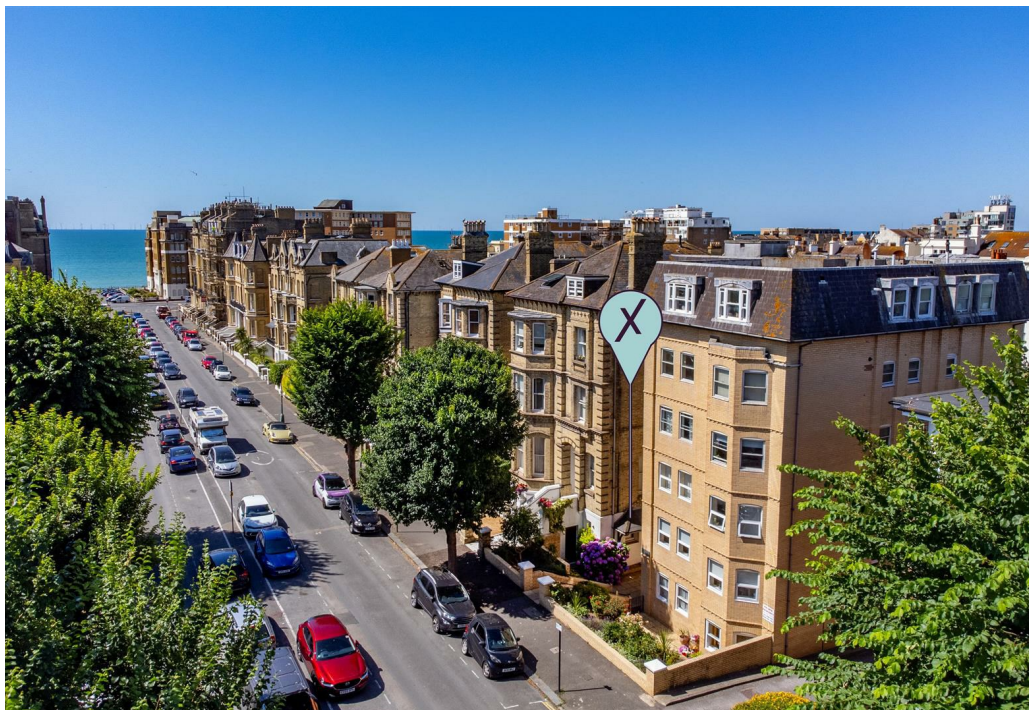


# 16 Fourth Avenue

## Hove

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AUCTIONS  
COMMERCIAL



# 16 Fourth Avenue Hove

£175,000



2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

FOR SALE BY AUCTION 22nd October 2025

This large apartment is set within this beautiful Victorian building and located in central Hove. Fourth Avenue is situated moments from Hove Seafront as well as Hove city and within immediate proximity of all amenities that Hove has to offer.

Internally, the Property is extremely well presented and has ample storage cupboards. A large open plan living room is at the front with large sash windows which allow natural light to flood in that over looks the front garden with a sleek and smartly arranged contemporary kitchen with integrated appliances, ample work top space and storage cupboards. There is a dual aspect, double bedroom that is also at the front, with a further study area or office space that is a wonderful addition and could be utilised as an occasional bedroom. The bathroom is fully tiled and offers a bath with wall mounted shower, W.C and sink.

Fourth Avenue is an exceptionally popular area with buyers wanting to live this busy and vibrant location where there is always plenty going on. There are numerous bars and restaurants including Coffee shop's and the inviting Bakeries. Church Road caters for all tastes and expectations, all of which are within close proximity. Hove mainline railway station is conveniently located for those buyers who commute to work and of course, Hove Seafront and promenade are within a level stroll.







SCAN HERE TO VIEW ALL AUCTION PROPERTIES

## Lower Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Plan produced using PlanUp.

| 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 |           |

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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