

# 6 Princes Court Princes Avenue

Hove, BN3 4GT

**Asking price £264,500**

Just moments from Hove seafront, this well-presented one-bedroom, first floor apartment boasts a sunny private balcony and is sold with the added benefit of no onward chain.

Situated on the first floor of this well-regarded purpose-built block in a prime central Hove location, the property benefits from an abundance of natural light throughout, creating a bright and welcoming sense of space.

The accommodation comprises a generously proportioned south-facing living room featuring a large bay window and access to a sunny south facing private balcony. There is a separate, modern fitted kitchen with sleek cabinetry and wooden worktops, a well-sized double bedroom with built-in wardrobes, and a newly installed and stylishly designed shower room. A separate W/C completes the layout.

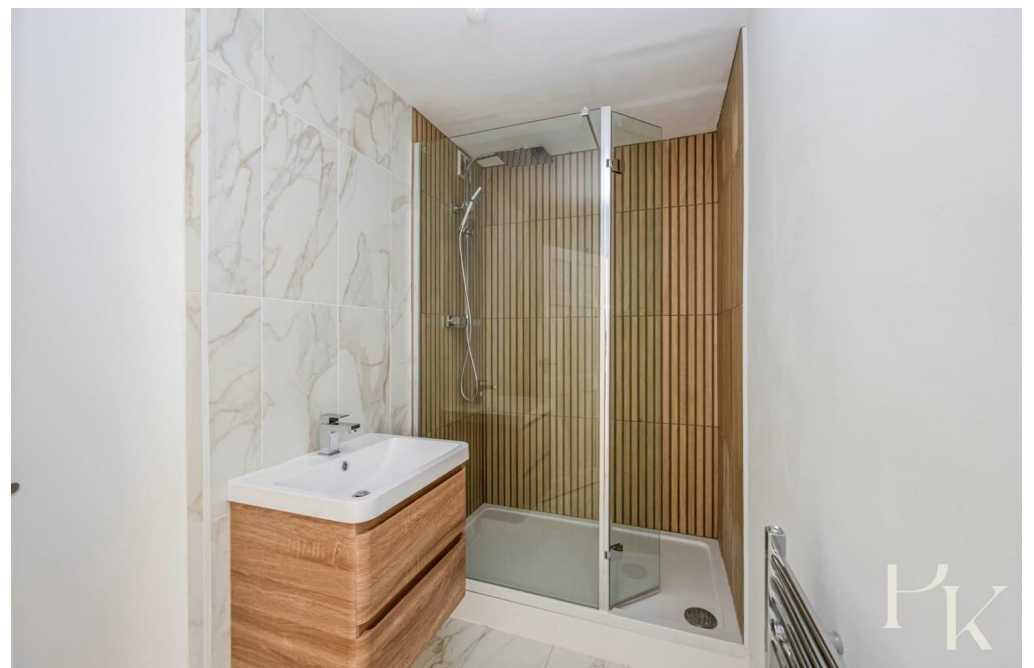
Perfectly positioned for both lifestyle and convenience, this apartment enjoys close proximity to a wide range of amenities. Church Road is just around the corner, offering an excellent selection of everyday shops, cafés, and restaurants, while Hove Beach and the seafront are only moments to the south. Hove Railway Station is also nearby, providing direct links to Brighton city centre and beyond, and several bus routes are within easy walking distance.

Princes Court has undergone extensive renovations in recent years, including a new roof, a new central boiler system, fully repointed brickwork, and newly glazed contemporary balconies.

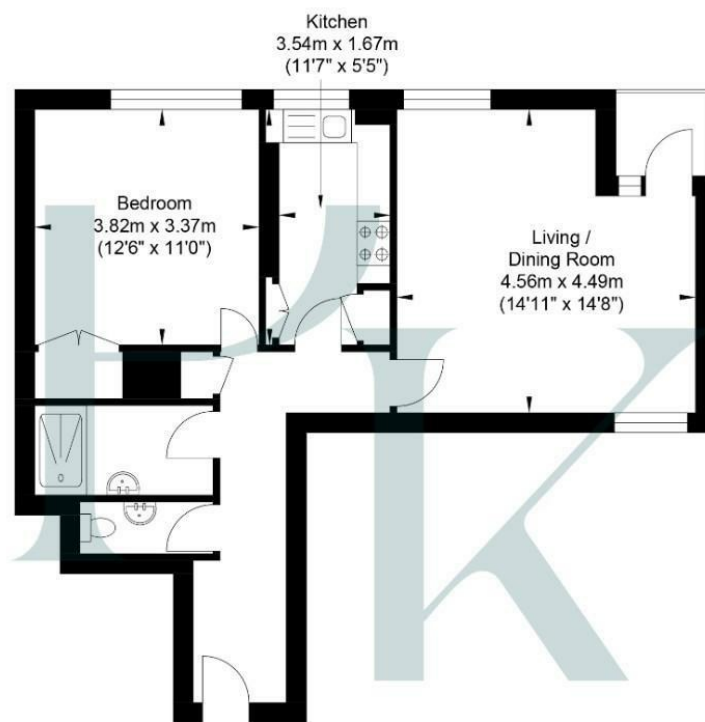
Offered with no onward chain and vacant possession, the building benefits from a passenger lift and also having a share in the freehold.

Quarterly Services Charges (Inclusive of Hot Water & Heating Bills):

- Maintenance £702
- Heating & Hot Water £260



## Princes Avenue, Princes Court



Ground Floor  
Approximate Floor Area  
579.95 sq ft  
(53.88 sq m)

Approximate Gross Internal Area = 53.88 sq m / 579.95 sq ft

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 72                      | 74        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

Pearson  
Keehan