

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Willow Court, Hove, East Sussex BN3 3GR £1,600 PCM

This exceptionally SPACIOUS AND BRIGHT two double bedroom apartment is situated on the lower ground floor of a well-maintained purpose-built block. Positioned on the lower ground floor yet benefiting from excellent natural light due to its elevated setback and open outlook. A standout feature of the building is the impressive COMMUNAL ROOF TERRACE, which provides spectacular panoramic views across the Sussex Cricket Ground.

Refurbished in 2024, the apartment is finished in a modern, contemporary style throughout. The accommodation includes a GENEROUSLY SIZED living room with ample space for dining, leading directly onto a large rear patio. The separate MODERNISED kitchen is equipped with an electric oven, hob, tall fridge-freezer and washing machine. Both bedrooms are well-proportioned doubles, one featuring built-in wardrobes, and the property offers EXCELLENT STORAGE THROUGHOUT. The bathroom is fitted with a sleek walk-in shower, floor-to-ceiling tiling and high-quality modern fixtures.

The property is ideally located on Palmeira Avenue, one of Hove's most sought-after, tree-lined residential roads. This desirable position offers convenient access to Hove Station and a wide range of excellent local amenities, cafés, independent shops and transport links.

Offered unfurnished and available from April 2026.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	49	65
England & Wales	EU Directive 2002/91/EC 	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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