

PHILLIPS & STILL



Palmeira Avenue, Hove, BN3 3GF

- An Impressive 1400ft Lower Ground Floor Property
- Three Double Bedrooms
- Bay Fronted Lounge / Diner & Separate Kitchen / Breakfast Room
- Utility Room, Bathroom With Shower & Separate Cloakroom

Asking Price Of £625,000

- Large Sunny Private Rear Garden
- Stunning Central Hove Location Close To Church Road, Station & Seafront
- Private Garage
- Long Lease





## Property Description

This stand out property is a rare & fantastic opportunity for someone to acquire a vast 1500 square feet home in one of central Hove's most popular & sought after hot spots. Palmeira Avenue is right in the beating heart of this vibrant & cosmopolitan City, you can literally step out of the front and be central to everything you need including a huge and varied array of amenities on Church Road including boutique & convenience shops, supermarkets, fine restaurants, cafes, delicatessens, trendy bars, gyms, beauty parlours & more...

Hove's famous seafront promenade is also just a short walk away and the perfect place to take a short stroll along in the sunshine with an ice cream or taking the family & pets out for the day. If you need to commute to Gatwick or London then Hove's mainline railway station is close by and easily accessible.

Upon entering the property you will be extremely pleased at how well presented, spacious and conveniently laid out the property is throughout with every room accessible from the entrance hall. To the front you have three double bedrooms with the bay fronted master bedroom being of a particularly impressive size.

You then have the family bathroom with a bath and walk-in shower cubicle with a handy utility room next door. You then a second toilet in the separate cloakroom which is extremely handy for guests, little ones and avoiding those morning queues for the loo first thing!

To the rear of the flat you have a fantastic bay fronted lounge / diner with feature fireplace and a separate kitchen / breakfast room with space for a table & chairs. Both of these rooms open out onto the stunning & vast grassy rear garden. It has side access and is fully enclosed making it a safe & secure space for children and pets to play out in. A garden as big as this is a real luxury in such a central location and you've plenty of room for summer garden parties, barbeques, sunbathing, a vegetable patch and a trampoline if needed!

Overall this is a dream home in a stunning location! Living here would be really exciting and you would be certain of experiencing this fabulous City's lifestyle and atmosphere to the full!





# Accommodation

## LOWER GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER  
18' 8" x 14' 5" (5.69m x 4.39m)

KITCHEN / BREAKFAST ROOM  
14' 10" x 12' 6" (4.52m x 3.81m)

CLOAKROOM

UTILITY ROOM

BATHROOM  
With bath & walk-in shower cubicle

BEDROOM ONE  
15' 9" x 14' 1" (4.8m x 4.29m)

BEDROOM TWO  
12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM THREE  
10' 8" x 10' 0" (3.25m x 3.05m)

## OUTSIDE

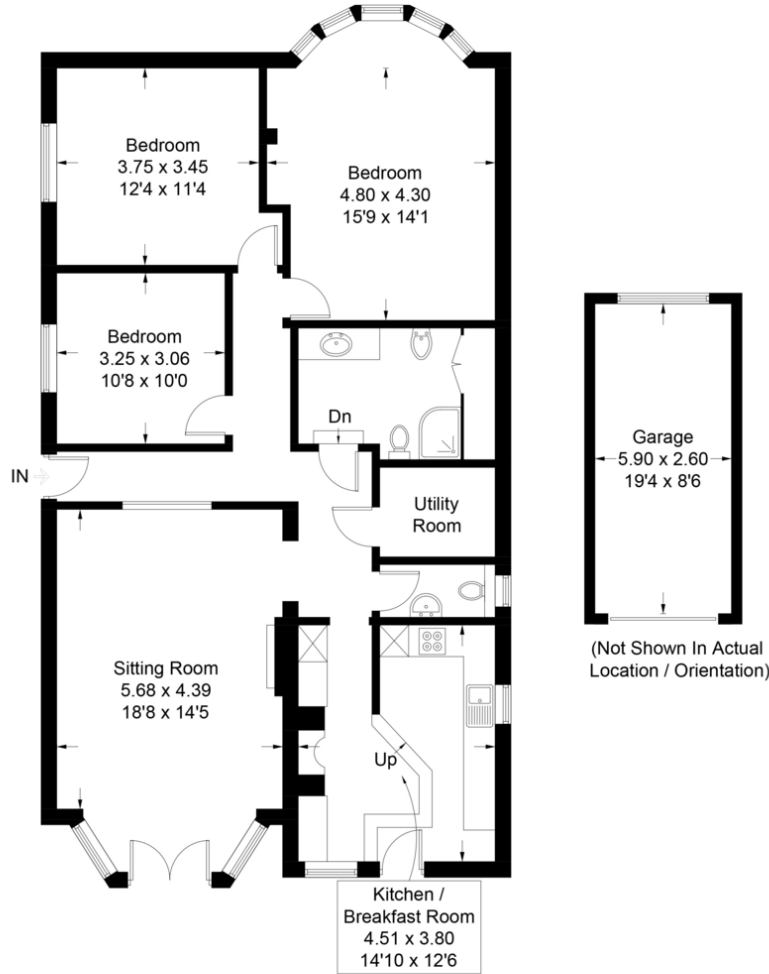
LARGE SUNNY PRIVATE REAR GARDEN

GARAGE  
19' 4" x 8' 6" (5.89m x 2.59m)



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Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total Area = 142.6 sq m / 1535 sq ft



**Lower Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2023

**Picture this...**

Your enviable private rear garden is enormous and the perfect place to spend those warm summer days with friends, family and pets!

If you're feeling more like venturing out away from home then the seafront & entertainment of the City centre are just a short stroll away...

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		7.3
(55-68)	<b>D</b>	6.1	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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