

# PHILLIPS & STILL

Fourth Avenue, Hove

Guide Price £275,000 - £300,000



- A Fabulous First Floor Period Conversion
- One Large Double Bedroom
- Bright Lounge / Diner With Separate Kitchen
- Stunning Central Hove Location In The Sought After Avenues
- No Onward Chain & Share Of Freehold

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## Fourth Avenue, Hove, BN3 2PL



Fourth Avenue is one of central Hove's top addresses. You are moments from the hustle & bustle of Church Road as well as being just a short stroll from the famous seafront promenade. The Avenues are well known for their impressive Regency architecture and this fantastic first floor flat is the perfect example of this! The property benefits from no onward chain and is presented for sale in lovely condition with period features throughout.

Upon entering the flat, you will be very pleased at how light and airy the living accommodation feels. Front to back this comprises of a large lounge / diner with doors opening to the separate kitchen, an impressive double bedroom and bathroom.

This opportunity to purchase a superbly appointed flat in a much sought after & convenient location should be seized with both hands! There is an excellent array of entertainment within walking distance and a wide selection of trendy restaurants, cafes, bars, coffee shops, pubs, convenience shops, supermarkets, delicatessens, beauty rooms, gyms and much more! For anyone who commutes, Hove railway stations is within easy reach. Living here will certainly be exciting and allow you to experience that vibrant cosmopolitan Brighton & Hove lifestyle in full!



## Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for!

## Accommodation

### FIRST FLOOR

ENTRANCE HALL

BATHROOM

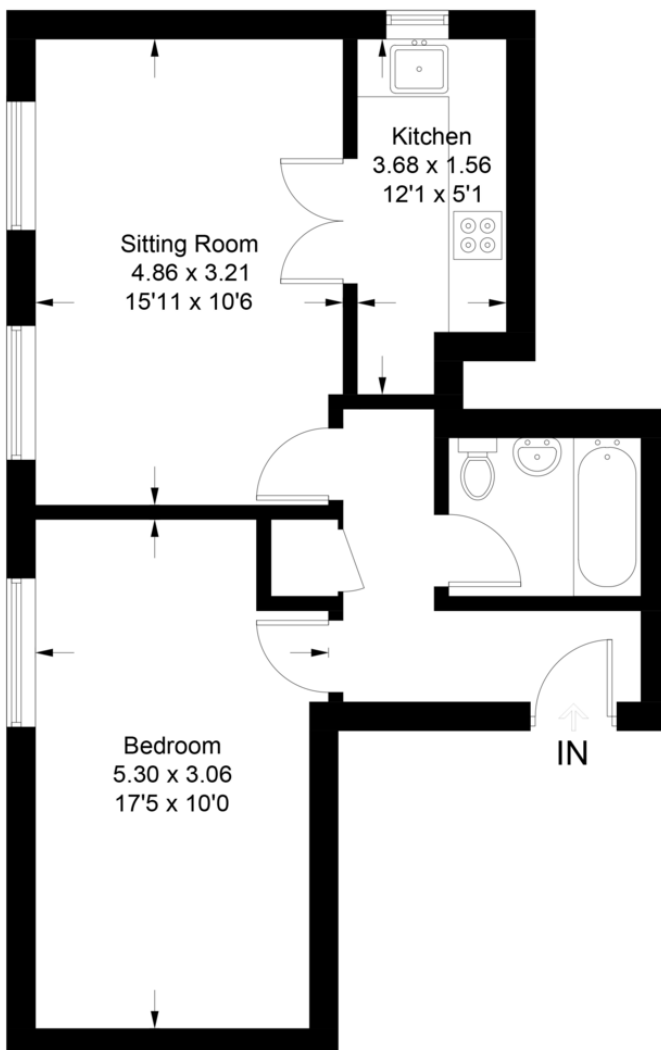
SEPARATE KITCHEN  
12' 1" x 5' 1" (3.68m x 1.55m)

LOUNGE / DINER  
15' 11" x 10' 6" (4.85m x 3.2m)

DOUBLE BEDROOM  
17' 5" x 10' 0" (5.31m x 3.05m)

### Fourth Avenue, Hove BN3 2PL

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



### First Floor

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

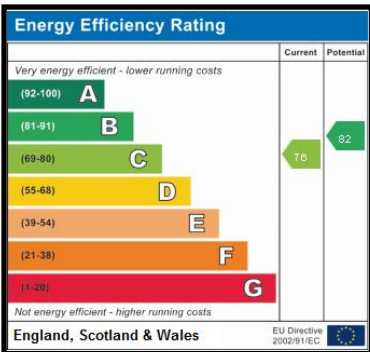




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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