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**FOR  
SALE**

Palmeira Avenue, Hove, BN3 3GF

**£1,400,000 - £1,500,000 Guide**

# Palmeira Avenue, Hove, BN3 3GF

## £1,400,000 - £1,500,000 Guide

A rare opportunity to purchase this fantastic detached property with enormous potential that will appeal to a number of different buyers. Situated in this sought-after location and complete with amazing rear garden and detached garage, early viewing is essential.





## Rooms & Sizes

Living Room: 19' 6" x 14' 11"  
Downstairs Cloakroom  
Dining Room: 17' 8" x 16' 10"  
Kitchen: 13' 1" x 11' 5"  
Utility: 11' 5" x 7' 6"  
Utility: 12' 3" x 6' 10"  
Bedroom: 18' 10" x 15' 1"  
Bathroom  
Bedroom: 16' 10" x 14' 9"  
Bedroom: 13' 9" x 11' 5"  
Bathroom  
Bedroom: 15' 7" x 11' 5"  
Bedroom: 19' x 15' 1"  
Bedroom: 12' 3" x 8' 2"  
Garage: 21' 3" x 12' 7"

## Further Information

This unique detached house has been in the family for over 50 years, providing someone a rare opportunity to purchase such an amazing property. The house itself is arranged over four floors with fantastic sized accommodation, amazing rear garden and a detached garage. Whether someone would use it as a private house, convert into flats, or further develop into the garden subject to necessary consents, the possibilities are endless. We cannot stress enough that houses of this quality are extremely hard to find, and early inspection is essential.

Palmeira Avenue is situated in this ideal location in central Hove, just a stones throw from Hove Cricket Ground and a short walk from Hove Station. The property is just a short walk from the seafront and Church Road, where you will find a diverse range of shops, bars and restaurants. There are excellent transport links nearby such as Hove mainline railway station and bus links providing access to central Brighton and beyond.



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Lower Ground Floor  
Approximate Floor Area  
1012.34 sq ft  
(94.05 sq m)

Ground Floor  
Approximate Floor Area  
1167.23 sq ft  
(108.44 sq m)

First Floor  
Approximate Floor Area  
1013.31 sq ft  
(94.14 sq m)

Second Floor  
Approximate Floor Area  
591.79 sq ft  
(54.98 sq m)

Garage  
Approximate Floor Area  
269.42 sq ft  
(25.03 sq m)

Storage (Under Utility)  
Approximate Floor Area  
67.81 sq ft  
(6.30 sq m)



Approximate Gross Internal Area = 382.94 sq m / 4121.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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