



**Palmeira Avenue Mansions, Church Road, Hove, BN3 2FA**  
Offers In The Region Of £475,000

# Palmeira Avenue Mansions, Church Road, Hove, BN3 2FA

Immerse yourself in the charm of a Grade II Listed property featuring period charm, modern comforts, and calming leafy views just minutes from Hove's vibrant city centre and the seafront.

Discover the epitome of elegance and sophistication in this beautifully presented split-level third floor apartment, nestled within the historic Brunswick Town conservation area. Offering a superb fusion of classic features and contemporary design, this 2-bedroom property represents an exceptional opportunity for those seeking a lovely home with a share in the freehold.

Situated within a Grade II Listed attractive building, built circa 1883, the apartment provides superb views across the floral clock down to Palmeira Square gardens. As you step into the stylish communal areas, featuring a stained glass entry door, a black and white tiled floor, cornice, and an ornate sweeping balustrade, you'll be instantly captivated by the charm of this outstanding residence.

The impressive lounge is bathed in natural light, boasting two south-facing sash windows with leafy views and a feature fireplace that exudes style and warmth. This inviting space is perfect for relaxing evenings, entertaining guests and there is even space to work from home.

The modern white gloss fronted kitchen is both practical and stylish, providing space for a table and chairs to accommodate casual dining. The south-facing sash window further enhances the room's brightness affording further leafy views.

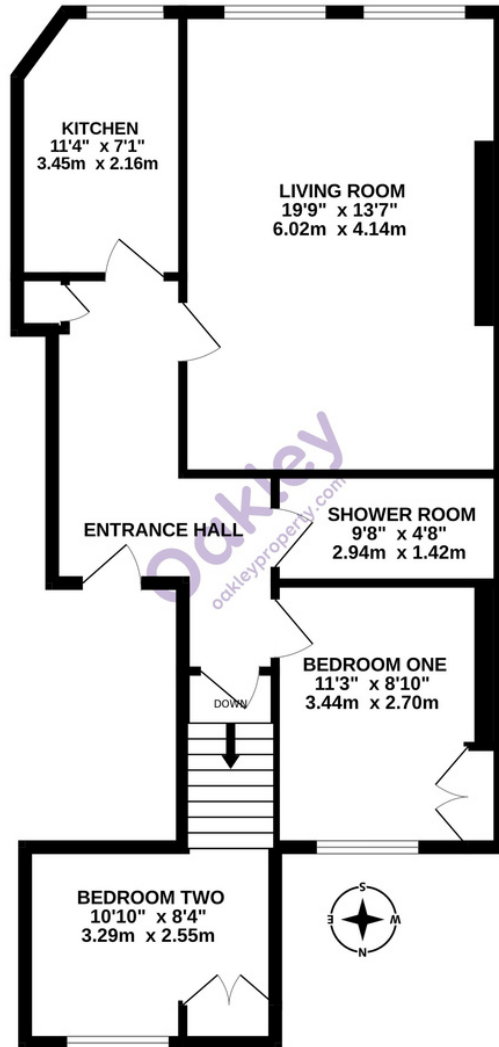
At the rear of the property, you'll find two double bedrooms. These tranquil spaces offer a peaceful retreat, providing privacy and comfort. The fully tiled luxury shower room adds a touch of luxury, featuring a sink with storage beneath, an oversized shower enclosure, and WC.

Location is key, and this superb apartment does not disappoint. With the seafront, Hove Lawns, and Hove railway station within walking distance, you'll enjoy easy access to popular amenities and transportation links. High street shopping, the Churchill Square shopping centre, Waitrose supermarket, and a wealth of restaurants, cafes, and bars are also conveniently nearby.

Measuring approximately 743 square feet/69 square metres, this stunning property seamlessly blends period charm, modern conveniences, and a sought-after location.



THIRD FLOOR



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.  
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Agents Notes  
Tenure Share Of Freehold  
991 Years Remaining On The Lease  
Service Charge Approx £1,350.94 Per Annum  
Ground Rent N/A  
Council Tax Band C

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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