

PHILLIPS & STILL



- An amazing and very unique one bedroom maisonette arranged over three floors
- Fantastic character with period features
- Rare living room with study and mezzanine sleeping area
- Share of freehold
- Kitchen/dinning room and utility room/WC

First Avenue, Hove, BN3 2FH

Guide Price £290,000 - £310,000

This is the one you've been waiting for! Situated in one of the cities most prestigious location just off Hove seafront is this beautifully presented and unique maisonette. Which is arranged over three floors and has an abundance of character, including a spiral staircase, period features and a mezzanine sleeping area.



Property Description

Stunning One Bedroom Maisonette Near Hove Seafront uniquely arranged over three floors, situated in a highly sought-after location just off the beautiful Hove seafront.

This remarkable property combines modern living with fantastic character and period features, offering a unique home that is both stylish and functional.

On the first floor you have a delightful modern kitchen/dining room, with a utility room and WC. Moving to the second floor you have a unique living room which not only has a study area but also a delightful mezzanine sleeping area. The third floor offers a delightful bedroom with a modern fully fitted ensuite bathroom.

With a share of freehold, this property offers a sense of security and shared ownership over the building. The absence of an onward chain allows for a smooth and efficient purchasing process, enabling you to settle into your new home without delays.

Situated just off Hove seafront, this maisonette enjoys a prime location, offering easy access to the beach, vibrant local shops, cafes, and restaurants. The area is well-connected with excellent transport links, making it convenient for commuting or exploring the wider region.



Accommodation

FIRST FLOOR

ENTRANCE HALL

UTILITY ROOM/WC

KITCHEN/ DINING ROOM
11' 7" x 9' 10" (3.53m x 3m)

SECOND FLOOR

LIVING ROOM/ STUDY AREA
16' 4" x 11' 7" (4.98m x 3.53m)

MEZZANINE SLEEPING AREA

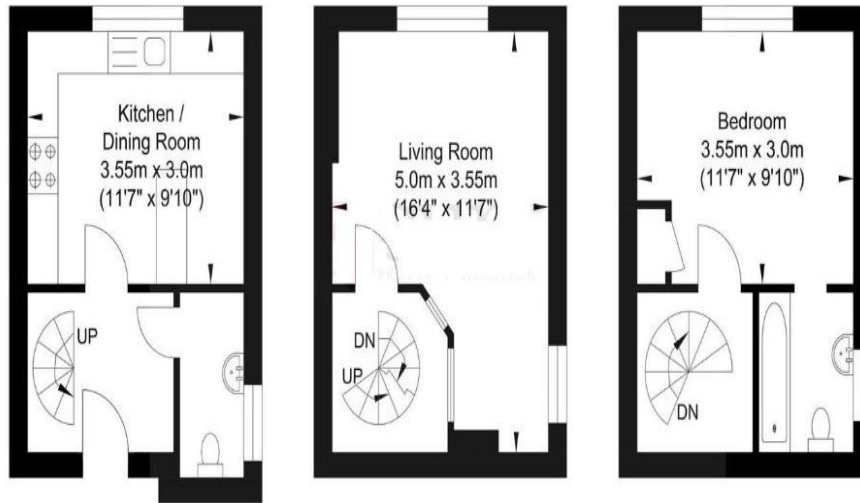
THIRD FLOOR

BEDROOM
11' 7" x 9' 10" (3.53m x 3m)

BATHROOM



First Avenue, Hove



First Floor
Approximate Floor Area
194.61 sq ft
(18.08 sq m)

Second Floor
Approximate Floor Area
191.05 sq ft
(17.75 sq m)

Third Floor
Approximate Floor Area
191.05 sq ft
(17.75 sq m)



Approximate Gross Internal Area = 53.58 sq m / 576.73 sq ft

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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