

PHILLIPS & STILL



Palmeira Avenue, Hove, BN3 3GB

- An Impressive & Newly Renovated Lower Ground Floor Property
- Private Entrance & Sunny Private Rear Courtyard Garden
- Two Double Bedrooms
- Sitting Room With Working Fireplace

Guide Price of £500,000 - £550,000

- 29ft Dining Hall & Refitted Kitchen
- Period Features & Beautiful Decor
- Share Of Freehold With Extended Lease
- Bathroom With Bath & Shower Cubicle



Set in the heart of Palmeira Avenue, one of the most prestigious and sought-after roads in Brighton and Hove, this exquisite two-bedroom lower ground floor flat exudes charm, space, and sophistication. Offering an enviable location just moments from the seafront and the vibrant amenities of Hove, this property combines elegant living with everyday convenience, making it an exceptional opportunity for those seeking a refined coastal lifestyle.

As you step into the flat, you are immediately struck by the sense of space and light that defines the property. The rooms are generously proportioned, creating a layout that feels both grand and inviting. The well-thought-out design details add to the home's airy ambiance, making it an ideal retreat from the bustle of city life. The private entrance enhances the sense of exclusivity and convenience, ensuring a welcoming arrival every time.

The newly decorated sitting room is a standout feature, offering a fresh, modern feel that blends seamlessly with the home's timeless charm. A working fireplace serves as the room's focal point, adding warmth and character while creating a cosy atmosphere for relaxing or entertaining guests. This space is as stylish as it is comfortable, making it a true highlight of the home.

The newly renovated kitchen is another exceptional feature, blending contemporary style with everyday functionality. It boasts sleek cabinetry, modern fittings, and generous workspace, perfect for culinary enthusiasts. The kitchen's spacious layout comfortably accommodates a dining table, making it the ideal setting for family meals or gatherings. From here, doors open onto a charming courtyard garden—a private oasis that enjoys the morning sun, perfect for savouring a peaceful coffee or al fresco dining.

The rest of the flat continues to impress with its generously sized rooms, each offering comfort, tranquillity, and an abundance of natural light. These serene spaces are complemented by a large bathroom that benefits from both a separate shower and bath.

Situated on the lower ground floor, this flat provides an unparalleled sense of privacy while remaining effortlessly accessible. Palmeira Avenue's reputation as one of Brighton and Hove's most desirable addresses is well-deserved, with its elegant period architecture, tree-lined streets, and proximity to Hove's best shops, cafes, and transport links.

Whether you're drawn to the newly decorated living room with its working fireplace, the stunning kitchen that opens to a sunlit courtyard garden, or the enviable location, this property offers a rare opportunity to own a spacious, beautifully presented home in the heart of Hove. Perfect for those who appreciate the finer things in life, this flat is a true gem waiting to be discovered.



Accommodation

PRIVATE ENTRANCE

LOWER GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

17' 2" x 16' 3" (5.23m x 4.95m)

BATHROOM

BEDROOM ONE

13' 4" x 12' 3" (4.06m x 3.73m)

REFITTED KITCHEN & DINING AREA

28' 9" x 10' 0" (8.76m x 3.05m)

BEDROOM TWO

10' 9" x 9' 11" (3.28m x 3.02m)

OUTSIDE

PRIVATE SUNNY REAR COURTYARD
GARDEN

With rear access



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Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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