

2nd Floor, 54 First Avenue, Hove, BN3 2FF Price **£289,950** Share of freehold

Elliotts are delighted to offer this particularly good sized second floor flat, bright East/West aspect and with feature front facing period lounge, located in one of Hove's famous 'Avenues', immediately adjacent to the seafront and just a few yards from Church Road's restaurants, bars and shops.



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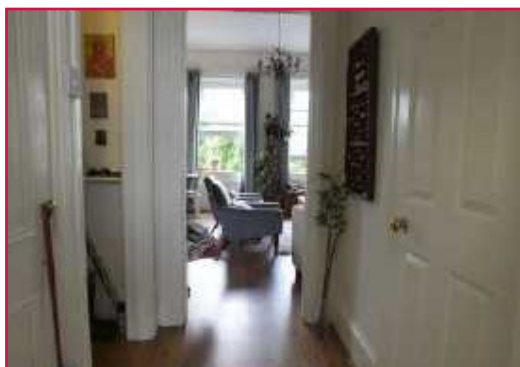
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An opportunity to acquire a particularly good sized flat, located on the second floor of this imposing Willett brick end of terrace period building. With a bright West aspect, the flat has gas fired central heating, with the majority of the rooms having high ceilings which all adds to a sense of space. A particular feature is an impressive front facing lounge with twin sash windows, coving and with a feature period fireplace with marble surround and wrought iron register. Recessed separate kitchen with a good range of units approached via an area with a further sash window and with space for table and chairs if required. A large double bedroom has ample space for a double bed and additional bedroom furniture and there is a modern bathroom with white suite, which also has the advantage of a window. Located in the very centre of Hove, Hove seafront is at the bottom of the road with its beaches and promenades, Church Road in turn is at the top with the majority of Hove's restaurants, bars and shopping facilities, and Brighton station is also within a few blocks making it ideal for commuters.

- **Larger than average accommodation**
- **Feature front facing period lounge**
- **Separate recessed kitchen**
- **Period features**
- **High ceilings**
- **Large double bedroom**
- **Bathroom with white suite/ window**
- **Second Floor**
- **Famous Hove 'Avenue'**
- **Gas fired central heating**

SECOND FLOOR

ENTRANCE HALL

Smooth finish walls, high ceiling, recessed shelving, opening leading to:

INNER HALLWAY

Recess fitted cupboard providing shelved storage, smooth finish walls, high ceiling and with door leading to:

FEATURE INTERCONNECTING LIVING AREA 19'2 x 16'4 (5.84m x 4.98m)

This bright, good sized West facing room has three large feature sash windows enjoying a Westerly aspect and with views over First Avenue, high ceiling, ceiling coving, picture rail, feature marble fireplace surround with wrought iron register and slate hearth, recess fitted shelving, smooth finish walls, high period style skirting and with ample space for both dining and living areas.

RECESSED SEPARATE KITCHEN 8'6 x 6'8 (2.59m x 2.03m)

High ceiling with ceiling coving and picture rail, good range of painted units arranged to two walls in an L-shape comprising both base cupboards and drawers, space for large fridge freezer, space and plumbing for automatic washing machine, built-in Neff oven with four burner hob over and with extractor, matching eye level cupboards, tiled splashbacks, roll edge work surfaces with inset stainless steel



sink with mixer and drainer.

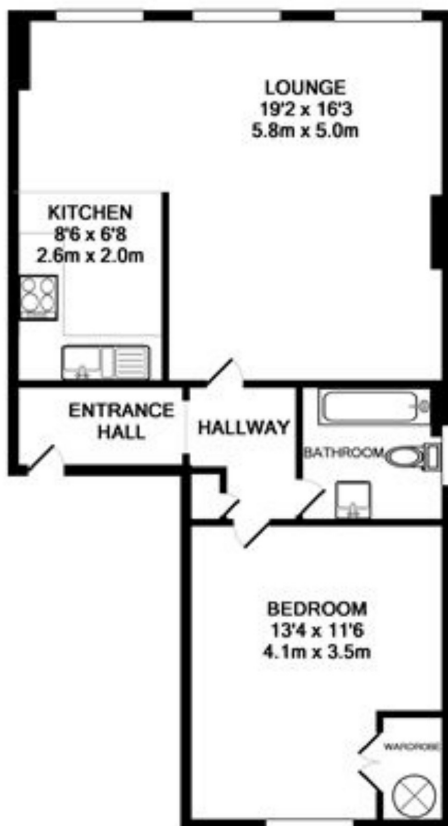
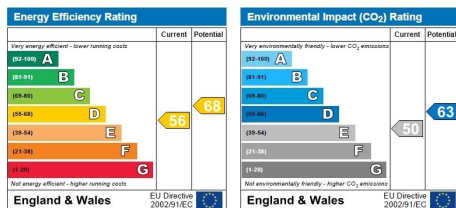
BEDROOM 13'4 x 11'6 (4.06m x 3.51m)

With feature sash window with additional side glazed panels, high ceiling with ceiling coving, picture rail, smooth finish walls, recessed double cupboard providing both hanging and shelved storage, radiator and with ample space for double bed and additional bedroom furniture.

BATHROOM

With obscure glass sash window and white suite with chrome fittings comprising a panelled bath with hand shower attachment over, low level WC, pedestal wash basin, part tiled walls with the remainder of the walls being smooth finish, tiled floor, radiator.





TOTAL APPROX. FLOOR AREA 51.7 SQ.M. (557 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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