

## 4, 2 Second Avenue, Hove, BN3 2LG Guide price **£300,000** Share of freehold

Guide Price £300,000 to £325,000

Elliotts are delighted to offer a TWO BEDROOM apartment with a feature open-plan LOUNGE/KITCHEN, offered for sale with a SHARE OF FREEHOLD, located on SECOND AVENUE and being just moments from the BEACH and CHURCH ROAD with its vast array of BARS & RESTAURANTS.

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Located on arguably Hove's most sought after Avenue and being just the proverbial stones throw from Hove Seafront and Lawns, is this superbly presented two bedroom apartment with a feature open-plan lounge/kitchen which is also sold with the benefit of a Share of Freehold.

Accommodation is laid over the first floor, with a large communal entrance with stairs to the first floor. A private door takes you into the entrance hallway, where you will find a security entry-phone system and large built in storage cupboard. The West facing lounge has two feature original sash windows and wooden shutters, an opening to the rear of this room gives access to the modern fitted kitchen. There are two bedrooms, one which is a double and the other a single and a large family bathroom, with a p-shaped bath and shower over.

The apartment is offered for sale with a Share of Freehold and a half yearly maintenance of £850 per half year.



- **Sought After Second Avenue**
- **Share of Freehold**
- **Open-Plan Lounge/Kitchen**
- **Two Bedrooms**
- **Gas Central Heating**
- **Sash Windows**
- **Close to Hove Seafront**
- **Adjacent Church Road**
- **Modern Bathroom/WC**
- **Vendor Suited**



### **GROUND FLOOR**

#### **COMMUNAL ENTRANCE**

Large communal front door, security entry phone system giving access to stairs to the first floor landing.



#### **ENTRANCE HALLWAY**

Radiator, security entry phone system, large built-in storage cupboard with hanging rail and shelving over, inset spotlights, access to a good size loft space for storage, coved and plastered ceiling. Door to:

#### **FEATURE OPEN PLAN LOUNGE/KITCHEN**

#### **LOUNGE AREA 16'7 x 13'5 (5.05m x 4.09m)**

With attractive original sash windows with built-in wooden shutters, two radiators, picture rail, coved and plastered ceiling. Opening to:

#### **KITCHEN AREA 12' x 5'3 (3.66m x 1.60m)**

Fitted with a matching range of kitchen units comprising roll edge work surface with inset stainless steel sink and drainer unit with mixer tap, inset four burner gas hob with integrated oven beneath and extractor over, space for tall fridge freezer, space and plumbing for washing machine. Full range of floor standing drawer and cupboard units, with part tiled walls and matching wall mounted cupboard units, inset spotlights, coved and plastered ceiling.



#### **BEDROOM 1 10'8 x 10'2 (3.25m x 3.10m)**



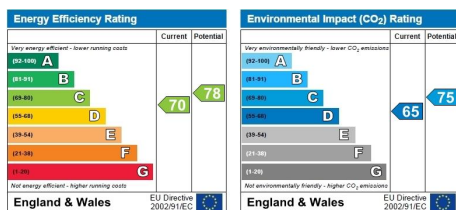
Enjoying a Westerly aspect, original sash window, radiator, recessed area for wardrobe, TV point, picture rail, coved and plastered ceiling.

**BEDROOM 2 11'2 x 6' (3.40m x 1.83m)**

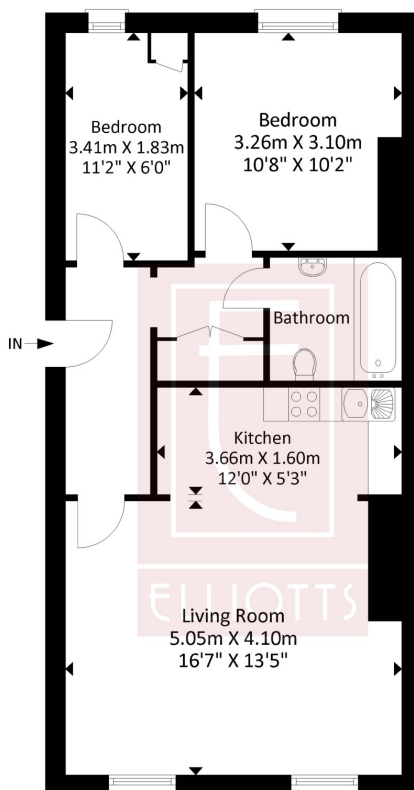
Also enjoying a Westerly aspect, original sash window, radiator, built-in cupboard, coved and textured ceiling.

**FAMILY BATHROOM**

Comprising P shaped shower bath with glazed shower screen, shower over, pedestal wash basin with mirror and light over, shaver point, low level WC, wall mounted heated towel rail, part panelled and part tiled walls, extractor fans, inset spotlights, coved and plastered ceiling.



Second Avenue, Hove



Approximate Floor Area  
 601.70 sq ft  
 (55.90 sq m)



Approximate Gross Internal Area = 55.90 sq m / 601.70 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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