

PHILLIPS & STILL

Fourth Avenue, Hove

Asking Price of £170,000



- A Top Floor Purpose Built Studio Apartment
- Spacious & Bright L-Shaped Studio Room
- Separate Kitchen
- Large Loft Space
- Communal Gardens With Car Park & Bike Shed
- Sought After Avenues Location In Central Hove

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Fourth Avenue, Hove, BN3 2BH



If you're looking for your first step onto the property ladder or a very reliable buy to let investment then this is the property for you!

Oliver House is an attractive purpose built block adjacent to the seafront and located in one of the highly sought after Avenues of central Hove. Fourth Avenue is just a short stroll from our fabulous seafront and Hove Lawns, Hove railway station for any one who commutes and Church Road which really is the beating heart of Hove living. Here you will find a fantastic & huge choice of trendy cafes, fine restaurants, boutique shops, supermarkets, bars and more!

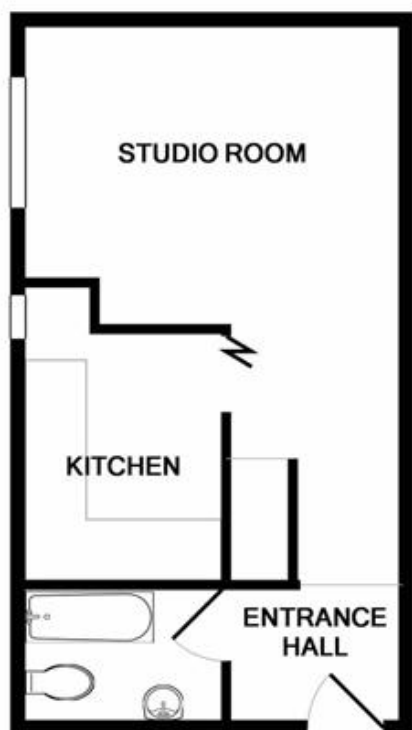
The apartment is situated on the top floor of the building and has good sound insulation. It also provides you with a very handy, large private loft storage space. Accommodation comprises of a spacious L-shaped studio room, separate kitchen and bathroom. The block itself is in very good order inside & out and well maintained. You also have a lawned communal garden or Hove seafront at your disposal for those sunny summer days and with no onward chain, the property is ready for you to move into straight away!



Picture this...

Just imagine how it would feel to step out of your front door and stroll straight down onto the picturesque Hove Lawns and seafront! There you can wander along with an ice cream whilst enjoying those wonderful ocean views.

Alternatively, if you're looking for a little more entertainment & excitement then take your pick of the huge choice of vibrant bars, restaurants and amenities that this City is so well known for and all within walking distance!



TOTAL APPROX. FLOOR AREA 289 SQ.FT. (26.9 SQ.M.)

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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Accommodation

TOP FLOOR

ENTRANCE HALL

L-SHAPED STUDIO ROOM
18' 4" x 12' 7" (5.59m x 3.84m)

SEPARATE KITCHEN
7' 3" x 6' 10" (2.21m x 2.08m)

LOFT STORAGE SPACE
12' 8" x 7' 11" (3.86m x 2.41m)

BATHROOM

OUTSIDE

COMMUNAL GARDEN
Lawned

BIKE SHED

CAR PARK
Unallocated off road parking, first come first serve





What to do next

If you would like to see this property internally, then please call
Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk
and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		75	84

Directions

For directions to this property please contact us.

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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