



**GOLDIN
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Hove East Sussex
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**FOR
SALE**

Second Avenue, Hove, BN3 2LH

£350,000

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£350,000

A delightful lower ground floor flat, together with an excellent size South/West facing garden, situated in this central and sought after location. Early and internal inspection is essential.





Rooms & Sizes

Living Room: 19' 4" x 9' 10"

Kitchen: 5' 11" x 5' 7"

Entrance Hall/Dining Room: 9' 10" x 7' 10"

Bedroom: 12' 2" x 10' 6"

Bathroom

Further Information

This lovely light and well presented flat forms part of the lower ground floor of a beautiful Victorian Villas and is approached via its own private street entrance.

The accommodation comprises spacious entrance hallway/dining area, double bedroom to the front with wooden floor and ample storage, modern bathroom with roll top bath and living room/open plan kitchen with wooden floor and door providing access to the rear garden.

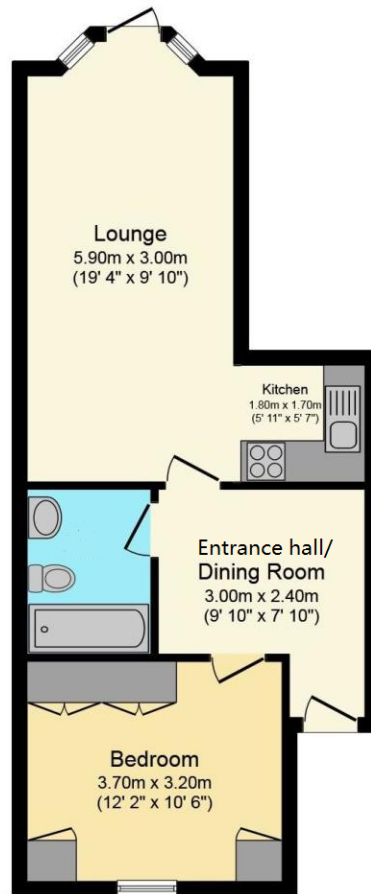
The garden is laid out in two sections; the first area is paved with a large storage cupboard and steps leading to the main lawned garden area, which has mature flower and shrub borders and is enclosed by original exposed brick work wall. To the front of the property, there is a also a split level patio area with sea views.

Second Avenue is regarded as one of Hove's most sought after roads, due to its close proximity to a number of amenities including Hove seafront, Hove mainline station and the many shops, cafes and restaurants on Church Road.



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Floor Plan

Floor area 47.0 sq. m. (506 sq. ft.) approx

SELLING SOMETHING SIMILAR?

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 Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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