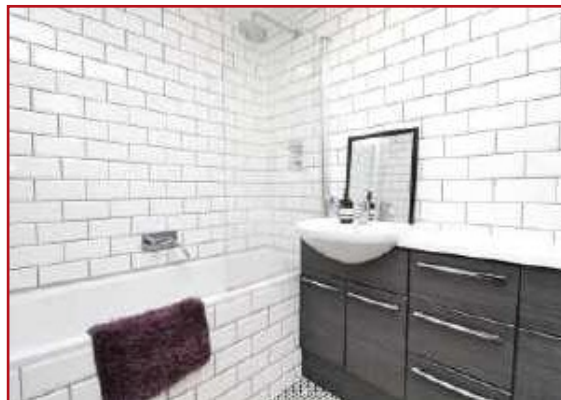


4, 28 Palmeira Avenue, Hove, BN3 3GB Offers over £350,000 Share of freehold

Elliott are delighted to offer for sale a smart and trendy PURPOSE BUILT APARTMENT in this prime CENTRAL HOVE location, with a feature 16' LOUNGE/DINING ROOM, a MODERN KITCHEN, as well as TWO BEDROOMS with an EN-SUITE SHOWER ROOM and a FAMILY BATHROOM, whilst also being sold with a SHARE of FREEHOLD.



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Palmeira Avenue is arguably located in one of Hove's best positions and has the advantage of everything that central Hove has to offer within a few minutes stroll, including an excellent range of local independent restaurants, bars and cafés, excellent shopping facilities, and of course Hove Lawns and Hove seafront just a short stroll away.

This excellent purpose built apartment occupies part of the first floor of this quality building with access through a well kept communal entrance along with a video entry-phone system providing the access.



Once inside, the entrance hallway gives access to the feature 16' West facing lounge which also provides access to an excellent private West facing balcony with views down Palmeira Avenue. Off the lounge area and creating an open-plan is the well fitted with a matching range of units and space for appliances. Off the hallway you'll find the two bedrooms, with the main bedroom having the advantage of a smart en-suite shower room and finally you'll find a well presented bathroom/WC off the hallway.

- **Private West Balcony**
- **Share of Freehold**
- **16' West Lounge/Diner**
- **Modern Kitchen**
- **Two Bedrooms**
- **En-Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Central Hove**



Communal Entrance

Stairs to First Floor

Entrance Hallway



Lounge/Dining Room 16'6 x 14'6 (5.03m x 4.42m)

West Facing Balcony

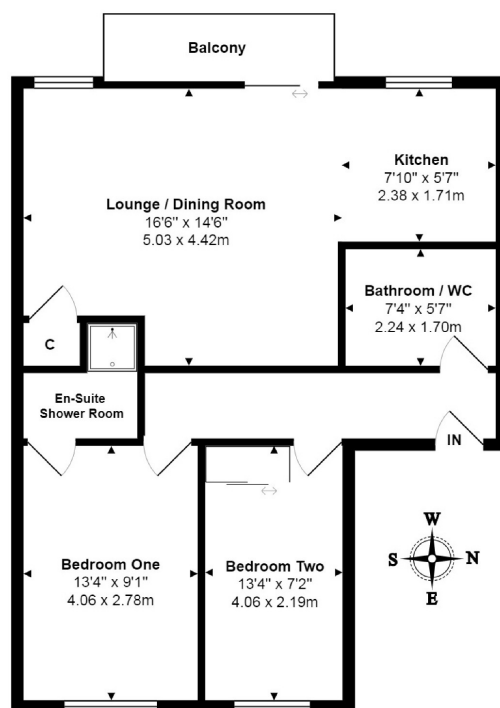
Kitchen Area 7'10 x 5'7 (2.39m x 1.70m)

Bedroom One 13'4 x 9'1 (4.06m x 2.77m)

En-Suite Shower Room

Bedroom Two 13'4 x 7'2 (4.06m x 2.18m)

Bathroom/WC



Total Area: 729 ft² ... 67.7 m²

All measurements are approximate and for display purposes only