



18 Palmeira Avenue

Hove, BN3 3GB

Offers in excess of £2,000,000

GUIDE PRICE - £2,000,000 - £2,250,000

This Red Brick late Victorian double fronted residence which spans over 4,688 SQ ft and presents a wonderful combination of both the 'past' and 'present'. Once The Vicarage of St John the Baptist's Church, the property has been remodelled in 2009 to an exceptional standard and is now both a simply stunning and most impressive period family home.

The main reception room offers intricate detailed ceiling cornices which are only found in properties of this era. Further family room with bay window to front and the most delightful formal dining room with high ceilings and a wealth of period features and patio doors into the garden.

The main kitchen area has been finished to a high standard, with an 'on trend' kitchen island, vaulted ceilings, making this a great spot for friends and family to enjoy whilst cooking and entertaining.

As you ascend the wide staircase, the blend of period charm and modern tones continue. On the first floor there are 3 large double bedrooms with a tastefully fitted family bathroom. The principle suite is also on this floor which offers sizeable dimensions and a magnificent En-suite bathroom.

On the second floor, there are another 3 double bedrooms which boast plenty of space, storage and versatility and having another well presented bathroom. The charming rear garden is surrounded by beautiful brick walls having raised flower beds and a useful outside storage/workshop.

Palmeira Avenue is one of Hove's most fabulous addresses at the heart of the city, leading to Church Road to the south and Palmeira Square, home of the floral clock. The property is within easy reach of the seafront and the plentiful amenities by the beach. There are attractive green spaces in the centre of the crescent and within close proximity is Hove Lawns, ideal for walks along the promenade. Church Road and Western Road are nearby with an array of boutique shops, trendy cafés, bars and restaurants.



- 6 Bedrooms
- Garden
- Fantastic Location
- Cellar
- Family Home
- 3 Bathrooms
- Over 4600sqft
- 4 Reception Rooms
- Balcony
- Study

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



Palmeira Avenue, Hove



Approximate Gross Internal Area = 435.58 sq m / 4688.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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