



Avondale Road, Hove, BN3 6ER
£450,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£450,000

A fantastic two-bedroom converted flat, occupying the entire ground floor of this attractive double-fronted detached building, situated in an extremely well-regarded location in central Hove. Newly refurbished throughout and offered in excellent decorative order, the property benefits from a fantastic sized private rear garden, immediate vacant possession and either the entire freehold or a 50% share.





Further Information

Approached via a front patio and its own private entrance, the accommodation comprises a spacious entrance hall, living/dining room, two good sized double bedrooms, modern shower room, separate WC and a modern kitchen/breakfast room with a door leading to the rear garden. The property has been extensively refurbished throughout, including a new kitchen, shower room and WCs, together with brand new double glazing and a new central heating system and boiler. Both the double glazing and central heating system benefit from 10-year guarantees/warranties. There is also a brand new roof and a 1,051-year lease remaining. To the rear is a fantastic sized private garden with lawn and patio areas, together with handy side access. Garden flats of this quality and with such extensive improvements are rarely available, and early and internal viewing is highly recommended.

Avondale Road is well positioned for the amenities of central Hove, with Church Road, George Street and the seafront all within easy reach. Hove Green and St Ann's Well Gardens are also close by, while Hove Station is accessible for direct rail services towards London. The surrounding area offers a good choice of shops, cafés, restaurants and everyday amenities.

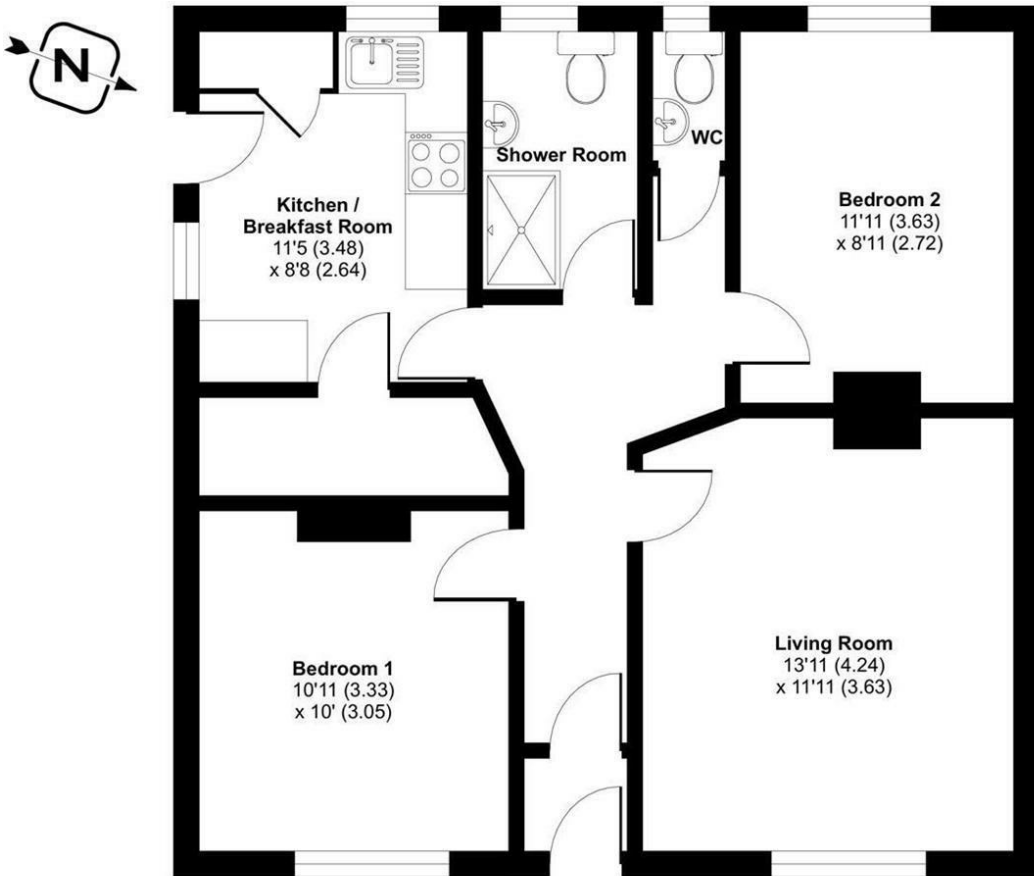


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Approximate Area = 698 sq ft / 64.8 sq m

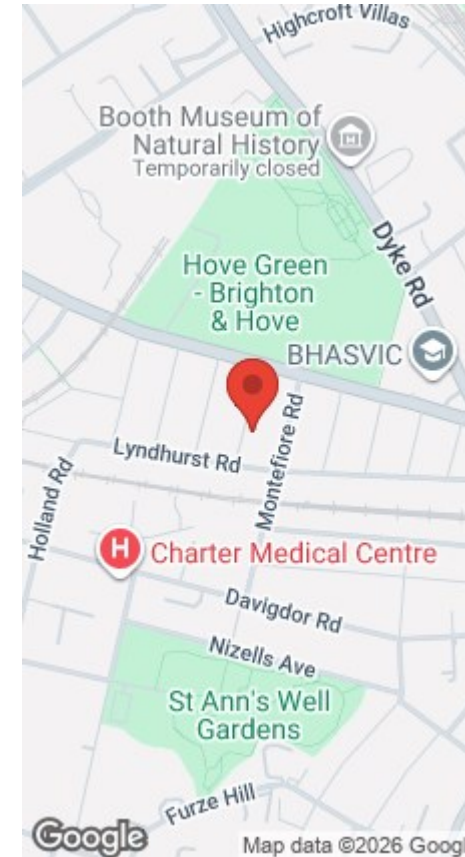
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026.



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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	61	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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