



GOLDINLEMCKE

First Avenue, Hove, BN3 2FH
£180,000



**GOLDIN
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01273 777123
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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£180,000

A one-bedroom flat occupying part of the third (top) floor of this attractive period building, situated in one of Hove's most sought-after roads just moments from the seafront.





Further Information

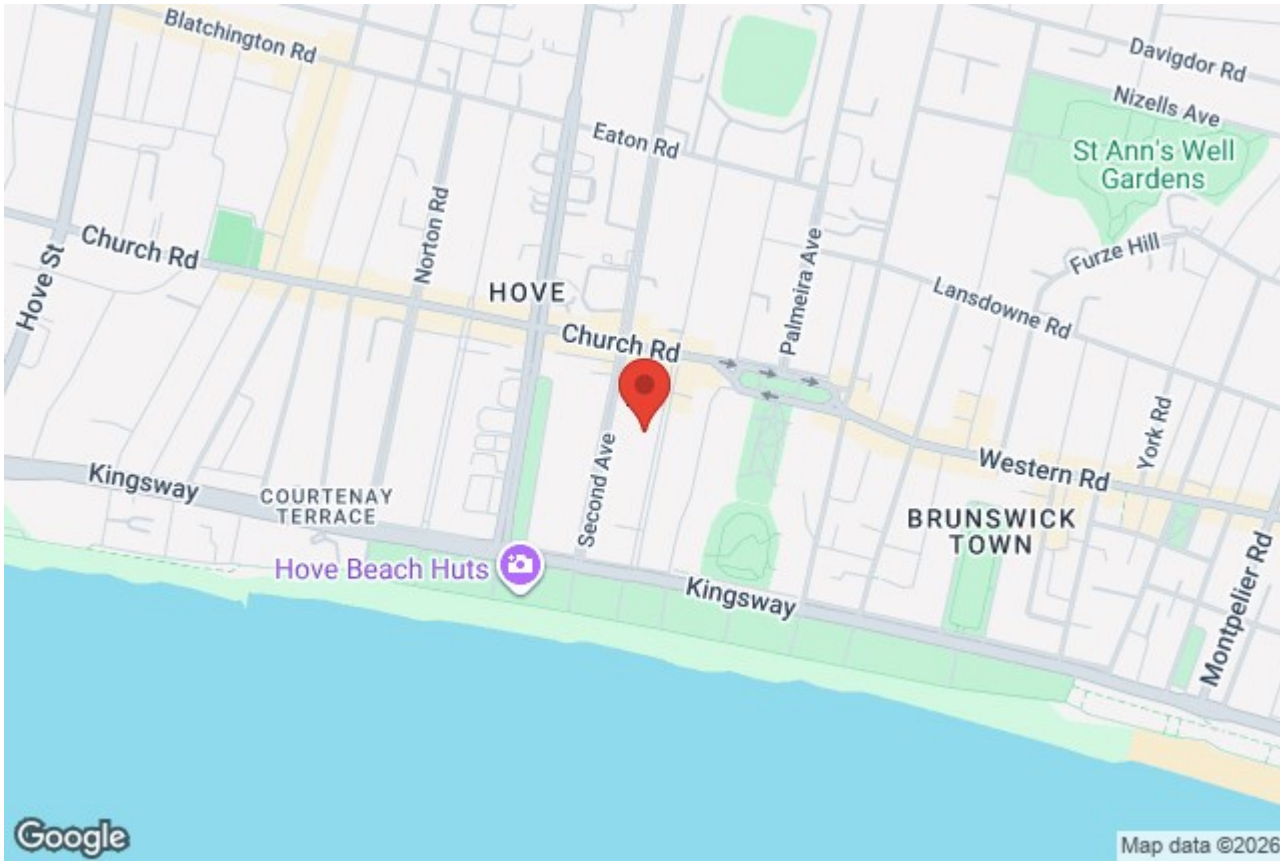
The accommodation comprises a bright east-facing living room, kitchen, bathroom, and bedroom. Offered for sale with immediate vacant possession and newly laid carpets. There is also access to a well-maintained communal garden to the rear and to a communal roof terrace with fantastic views.

First Avenue is one of Hove's most desirable addresses, perfectly positioned between the seafront and Church Road. The area is renowned for its grand period architecture, tree-lined streets, and easy access to Hove Lawns and the beach, with a fantastic selection of independent cafes, bars, and restaurants nearby. Hove Station is also within walking distance, providing convenient links to London and beyond.



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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | 72 |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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