

Flat 9, 23 Second Avenue, Hove, BN3 2LN

Spencer  
& Leigh





## Flat 9, 23 Second Avenue, Hove, BN3 2LN

### Offers Over £425,000 - Leasehold - Share of Freehold

- Stunning apartment in an attractive period building
- Two double bedrooms, with the main being king size
- 13' Living room
- 9'3" Modern fitted kitchen with separate utility cupboard
- Two beautifully fitted bathrooms
- Main bedroom with fabulous en suite bathroom
- Fully refurbished/renovated in May/June 2021
- Share in the freehold
- Fantastic central Hove location
- Internal inspection considered essential

Located in the heart of Hove, this charming two-bedroom flat on Second Avenue offers a delightful blend of modern comfort and quirky character set over two floors. As you step inside, you will be greeted by an immaculate reception room that exudes warmth and style, perfect for both relaxing and entertaining guests. The refurbishment/renovation in May/June 2021 included the addition of a new boiler and electrical consumer unit to maximise efficiency and safety.

The property boasts two well-appointed bedrooms, providing ample space for rest and privacy. The bespoke bathroom is a true highlight, featuring a luxurious roll-top bath that invites you to unwind after a long day. Additionally, a second bathroom enhances convenience for residents and visitors alike.

This flat is part of a conversion, showcasing unique architectural features that add to its charm. The property also benefits from a share in the freehold, offering a sense of community and security.

Location is key, and this flat does not disappoint. Situated just a stone's throw from Hove Lawns and the picturesque Hove esplanade, residents can enjoy the beauty of the coastline and the vibrant atmosphere of the area. Whether you fancy a leisurely stroll along the beach or a visit to the local cafes and shops, everything you need is within easy reach.

In summary, this quirky and immaculate flat on Second Avenue presents an exceptional opportunity for those seeking a stylish home in a prime location. With its unique features and proximity to the seafront, it is sure to appeal to a variety of buyers or renters looking for a slice of Hove's coastal charm.



Second Avenue is situated in a prime position with many attractions including Hove seafront, Church Road and George Street for a wide range of shops. There are what are considered to be good schools catering for all age groups as well as the popular St Anns Well Gardens. All travel networks are easily accessed with bus routes, Hove railway station and road links in and out of the city.





Communal Entrance

Stairs rising to all Floors

Entrance

Sitting Room  
13'9 x 13'8

Kitchen  
9'3 x 8'10

Stairs rising to top floor

Bedroom  
15'11 x 14'

En-suite Bathroom

Bedroom  
13'8 x 11'1

Shower Room/WC

Property Information  
999 years remaining on lease (SOF)  
Service Charge - £2,500.00 per annum  
Zero Ground Rent  
Council Tax Band C: £2,182.92 2025/2026  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Restricted on street parking - Zone N  
Broadband: Standard 17 Mbps and Superfast 80 Mbps available (OFCOM checker)  
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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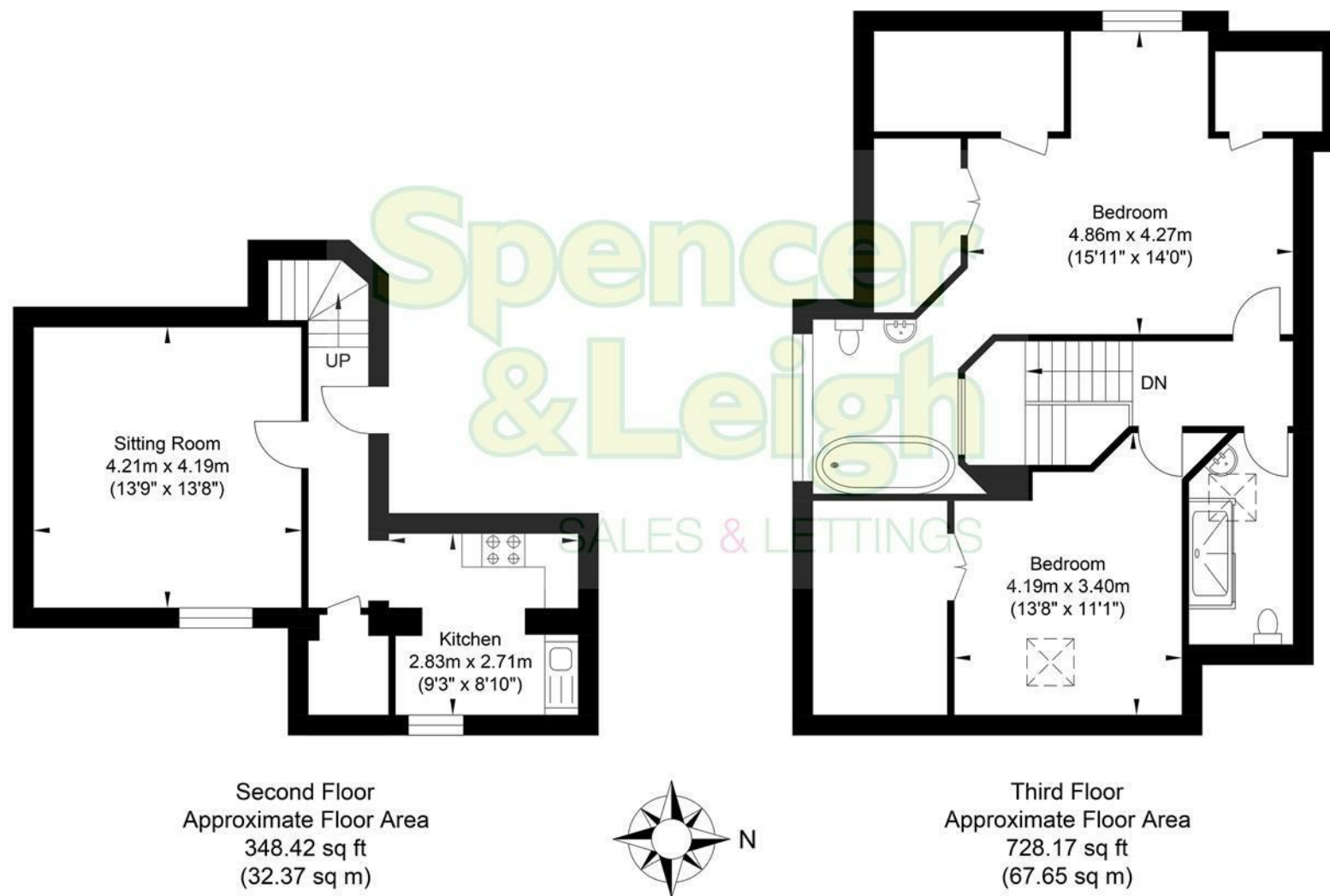


Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Second Avenue



Approximate Gross Internal Area = 100.02 sq m / 1076.59 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.