





# Palmeira Avenue

Hove, BN3 3GG

Offers in excess of £300,000

Modern Ground Floor Apartment in a prime location!

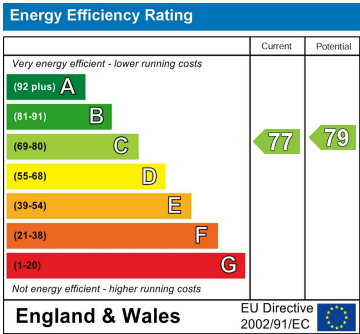
This 2-bedroom property boasts a bright and comfortable living space. The apartment is well-maintained and offers a spacious layout with a modern touch. Enjoy your morning coffee on the balcony or take a stroll over to the nearby restaurants and coffee shops in the vibrant Church Road. With off-street parking available, convenience is at your doorstep. The property is situated close to local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and practicality.

Perfectly positioned on Palmeira Avenue, the apartment is moments from the vibrant lifestyle that central Hove is known for. Church Road, Goldstone Villas, and Seven Dials are all within easy reach, offering an impressive choice of independent cafés, restaurants, boutiques, and everyday essentials.

The seafront, Hove Lawns, and the promenade are just a short stroll away. For commuters, Hove Station is approximately a quarter of a mile away, providing fast links to London and Gatwick. Excellent bus routes run along Church Road, Palmeira Square, and The Drive, connecting you quickly to Brighton city centre and the surrounding areas.

£1685.36 pa Maintenance  
937 Years left on the lease  
Share of freehold  
Austin Rees - managing agents  
Council Tax Band - C

- Share of Freehold
- Ground Floor
- Parking
- Good BTL
- 647 sq ft
- 2 Bedrooms
- Balcony
- Central Location
- Vacant Possession
- Apartment



## PALMEIRA AVENUE

Approx. Gross Internal Floor Area = 60.15 sq m / 647.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
647.45 sq ft  
(60.15 sq m)



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All measurements are approximate

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