



# Verano Palmeira Avenue

Hove, BN3 3GF

**Asking price £695,000**

Verano is ideally located in the picturesque and wide tree-lined Palmeira Avenue. St Anne's Well Gardens is close by, along with Hove and Brighton mainline railway stations, offering fast and direct services to London. Located perfectly to enjoy the best of Hove's shopping and dining, with a range of boutique restaurants on Church Road as well as the beautiful Hove promenade being just a short walk away, this apartment offers a quality and refined lifestyle.

A stunning ground floor 2 bedroom apartment. The bright and very spacious open plan lounge/modern fitted kitchen has a private west facing terrace, accessed via full width glazed doors and extensively fitted kitchen with central island, Corian work surfaces and integrated appliances including double oven, induction hob, fridge freezer and dishwasher. The master bedroom has a beautifully tiled modern en-suite bathroom, built-in wardrobes and access to a private rear patio garden. There is a second double bedroom also with access to the garden and further modern shower room.

There is also secure underground parking with an allocated space and a large separate storage cupboard.



- BEAUTIFUL FLAT
- 2 BEDROOMS
- PARKING
- LARGE STORAGE ROOM
- NO CHAIN
- GROUND FLOOR
- 2 BATHROOMS
- 2 TERRACES
- FANTASTIC LOCATION
- LOTS OF STORAGE

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



## PALMIERA AVENUE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 86.71 sq m / 933.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
933.33 sq ft  
(86.71 sq m)



OUTBUILDING

**Approximate Floor Area**  
82.45 sq ft  
(7.66 sq m)

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All measurements are approximate

