

Palmeira Avenue

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Hove





## We know just the place...



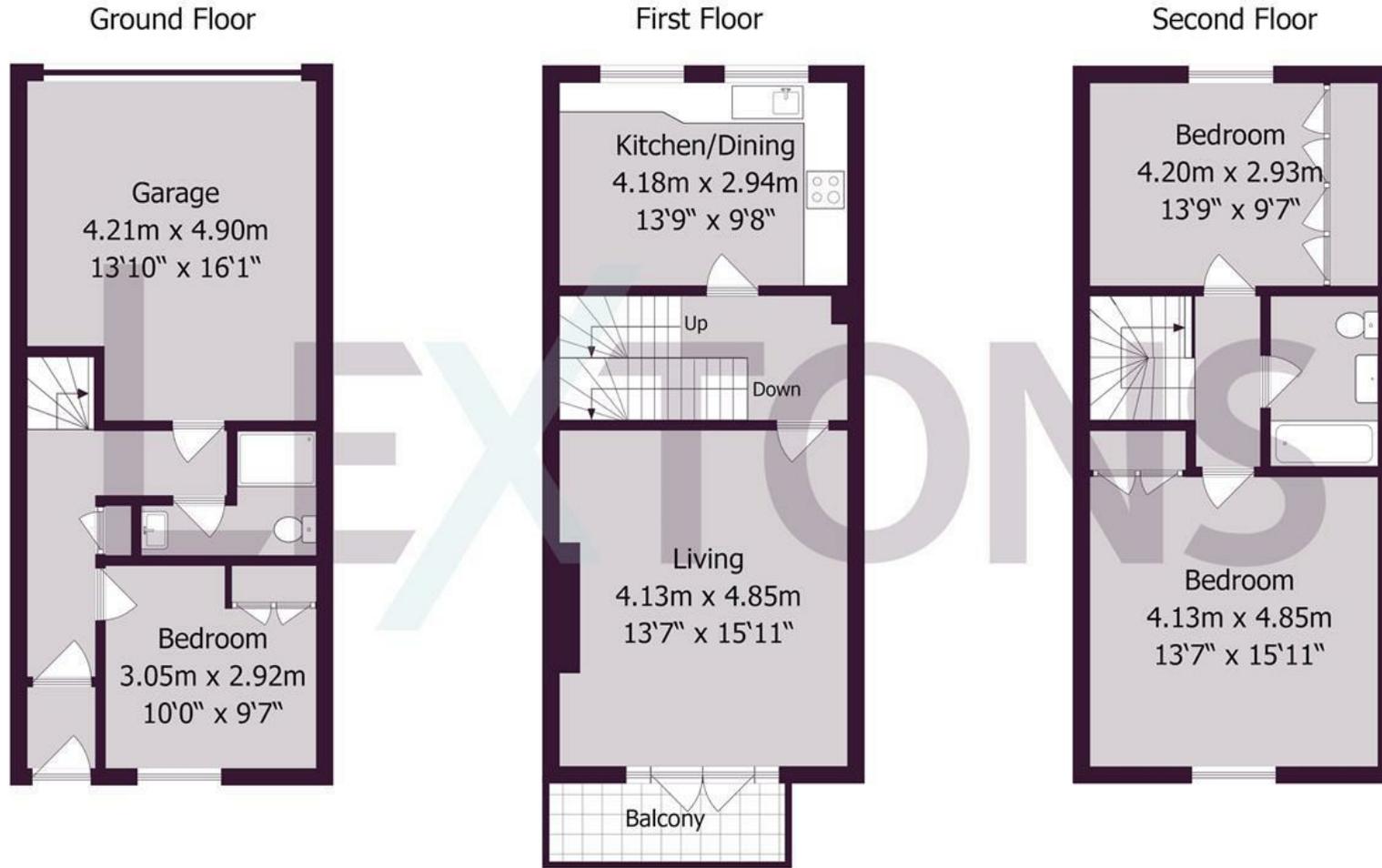
Lextons are delighted to offer to market this wonderfully presented three double bedroom townhouse situated in the sought after Palmeira district of Hove. Boasting circa 1400 square feet, spanning three floors and benefitting from an integral garage this property is not one not to be missed.

The townhouse forms part of the modern Crown Close development. A quiet residential area with private drive and allocated parking, the address is just off Palmeira Avenue and only moments from Palmeira Square. The approach to the property is both warm and inviting with a lovely mature garden at the front. As you enter the home on the ground floor there is a downstairs bedroom, a separate shower room and great sized integral garage. The first floor is light, bright and airy. The German-designed kitchen with on-trend colour schemes and integrated appliances is a perfect space to create a myriad of culinary delights. The spacious sunny reception room leads a pretty south-facing balcony. The first floor has a good-sized master and an additional double room with plenty of storage.

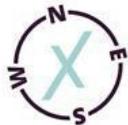
Externally, the property benefits from the previously mentioned South facing balcony and a low maintenance front garden/courtyard.

The location is surely one of the main attractions of the home being within walking distance of the beautiful Palmeira Square, renowned for its stunning architecture and public gardens. Church Road offers a wealth of cafes, bars and restaurants that will certainly cater for all tastes and expectations. All of this is complemented by superb transport links including both Brighton and Hove mainline station, with direct links to London, and bus services offering transport across the city centre.





Approximate gross internal floor area 124.5 sq m/ 1340 sq ft



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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