

# Fourth Avenue

## Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## Fourth Avenue Hove



3

BEDROOM

1

RECEPTION

1

BATHROOM

### About the property

\*GUIDE PRICE £550,000 - £600,000\*

Elegantly presented and beautifully proportioned, this three-double-bedroom first-floor period apartment sits moments from the seafront on one of Hove's most distinguished tree-lined avenues.

Occupying the entire first floor of an impressive period property, the apartment enjoys both east and west aspects, welcoming natural light throughout the day. High ceilings, sash windows and a wealth of period features contribute to the home's sense of space and character.

A generous central hallway immediately sets the tone, with lofty ceilings revealing the scale found throughout. The layout has been thoughtfully designed, with the kitchen and living spaces positioned to the west, while the principal bedrooms sit to the east, ensuring privacy.

The large kitchen-diner features a beautifully appointed modern kitchen with extensive worktop space, opening into a spacious dining area set within a charming bay window. Adjacent lies the impressive reception room, grand in proportion and rich with original features including a standout Chesney fully working open fireplace and bay-fronted sash windows; high ceilings further enhancing the sense of volume.

Two substantial double bedrooms are positioned at the front of the property, each benefiting from sea views through large windows. A contemporary, well-sized family bathroom provides a comfortable and stylish space. A third bedroom is accessed from the hallway, along with a large storage cupboard and a separate W.C., completing this notably spacious home.

Located on one of Hove's most desirable avenues, the seafront is just moments to the south, while Church Road lies a short walk to the north with its selection of cafés, restaurants, delis, independent shops and everyday amenities. Hove Station is also within easy reach, offering excellent commuter links. This apartment presents an outstanding opportunity to enjoy refined seafront living in the heart of the city.

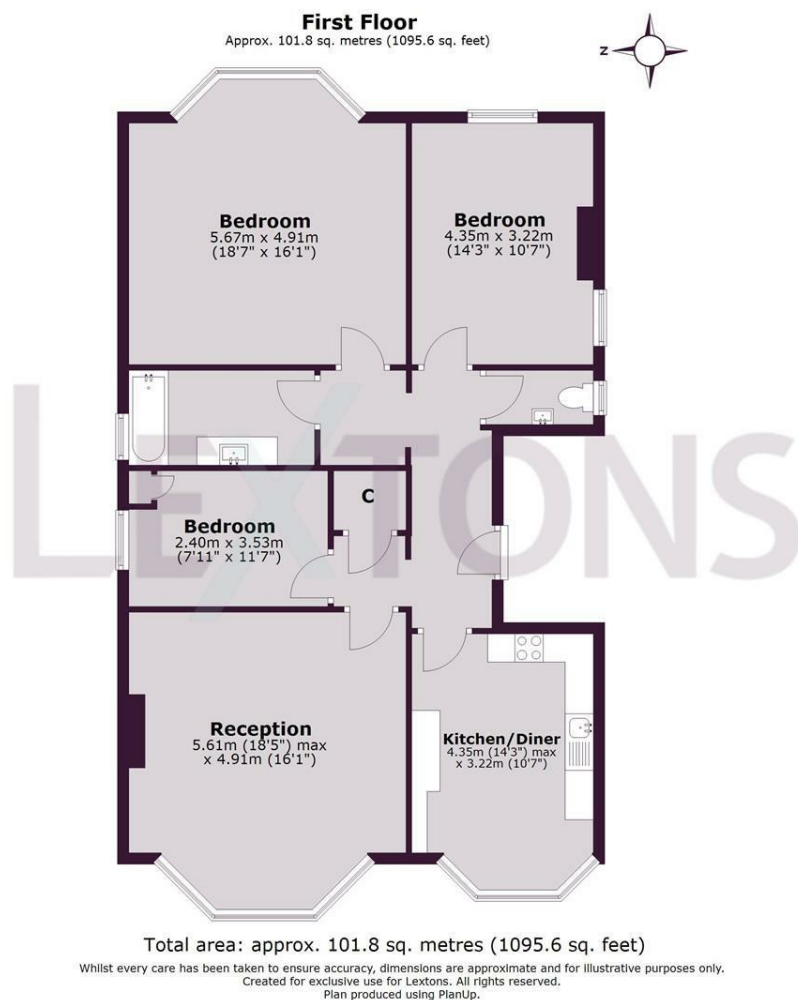








SCAN HERE TO OFFER ON THIS PROPERTY



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>81</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</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 |           |