

# Palmeira Avenue

## Hove

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## Palmeira Avenue Hove

2

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

Guide Price £350,000 - £375,000

A well-presented two double bedroom raised ground floor apartment, ideally positioned on the highly sought-after Palmeira Avenue, directly adjacent to the Sussex County Cricket Ground.

Forming part of a small and peaceful purpose-built development, the apartment offers well-balanced accommodation throughout. A welcoming entrance hall with generous built-in storage leads into a spacious open-plan reception room, perfectly suited to both everyday living and entertaining. Doors open onto a private balcony, providing a pleasant extension of the living space.

The kitchen is thoughtfully designed and well-equipped with modern appliances, ample worktop space and plentiful storage, while large windows invite natural light to create a bright and practical setting.

Both bedrooms are well-proportioned doubles, with the principal bedroom particularly generous in size and benefitting from built-in wardrobes and large windows that enhance the airy feel.

An exceptional feature of the building is the impressive communal roof terrace, commanding direct views over the Sussex County Cricket Ground — a rare and attractive amenity, ideal for relaxing or social gatherings.

Set on a quiet, tree-lined avenue in the heart of Hove, the apartment is moments from Church Road, Western Road and the seafront. Hove mainline station and the open green spaces of St Ann's Well Gardens are also within easy walking distance, making this a superbly convenient and desirable location.



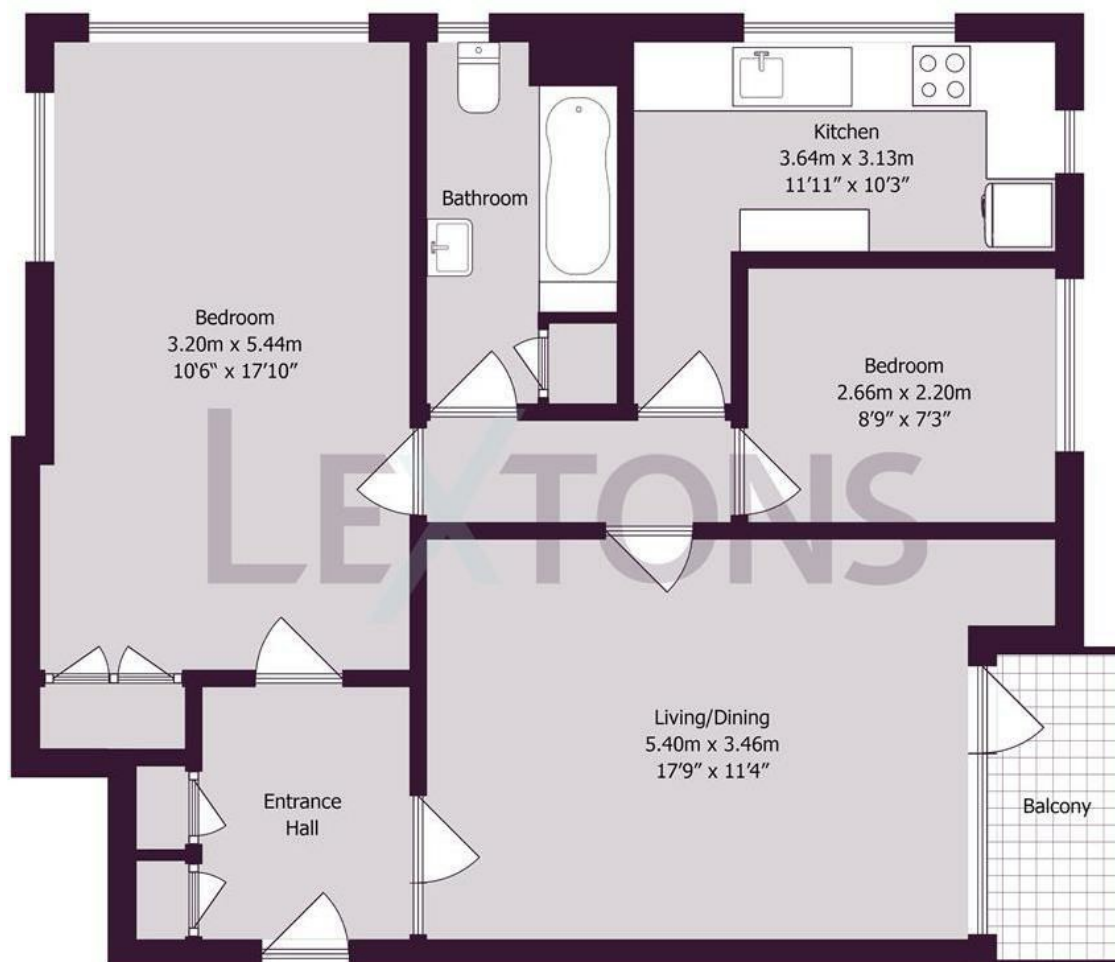












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Approximate gross internal floor area 64.5 sq m/ 694 sq ft

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

| 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>                            | 77                      | 78        |
| (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>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**LEXTONS**

Call our sales team to arrange a viewing appointment:

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