

48 First Avenue  
Hove

LEXTONS / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## 48 First Avenue Hove

£100,000

0  
BEDROOM

1  
RECEPTION

1  
BATHROOM

### About the property

FOR SALE BY AUCTION on 28th February 2024

This good sized second floor studio apartment is perfectly positioned next to Church Road's array of restaurants, bars and independent shops and just a short stroll from the beach and is considered perfect as a buy to let investment.

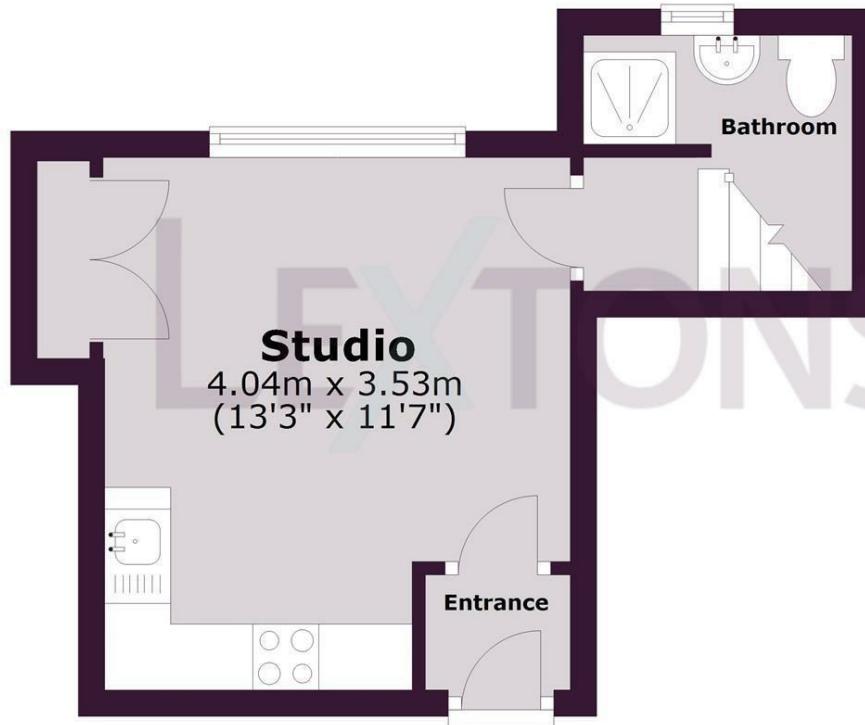
The property also benefits from a good amount of built in storage, has an en suite shower room and NEWLY FITTED CARPETS.



SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Approx. 18.9 sq. metres (203.7 sq. feet)



Total area: approx. 18.9 sq. metres (203.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	81
(81-91)		B	61
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

**01273 56 77 66**

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