

ELLIOTTS

16a First Avenue, Hove, BN3  
Guide Price £500,000





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# 16a First Avenue Hove, BN3 2FE

\*\*\* GUIDE PRICE £500,000 to £525,000 \*\*\*

ELLIOTTS are delighted to offer this SPACIOUS (almost 89 square Metres/over 950 square feet) PATIO FLAT with OWN STREET ENTRANCE, NICELY PRESENTED and having undergone a MAJOR PROGRAMME of MODERNISATION in recent years, TWO DOUBLE BEDROOMS plus BOTH an EN-SUITE SHOWER ROOM and SEPARATE MAIN BATHROOM, Large west aspect LIVING ROOM with FEATURE RECESSED KITCHEN, IMMEDIATELY ADJACENT to HOVE SEAFRONT in one of Hove's FAMOUS AVENUES.



- Immediately Adjacent Hove Seafront
- Two Double Bedrooms
- Oak Parquet Flooring to Main Living Areas
- Own Street Entrance
- Famous Hove Avenue
- Luxury 'County Kitchen' with Appliances and Quartz Worktops
- Accommodation Nearly 90 Square Metres/C 950 Square feet
- En-Suite Bathroom Plus Separate Shower Room
- Recently Modernised
- Few Hundred Yards Church Road Amenities



A nicely presented and tastefully decorated Apartment, and whilst being on the lower ground floor of this substantial period building, is set back and enjoys good natural light.

Having undergone a significant programme of modernisation and renovation by the current vendor, damp works were carried out and are still under guarantee, there is a fabulous 'County Kitchen' which is very much in keeping, with quality quartz work tops, integrated dishwasher, microwave, Neff 'slide and hide' oven and induction hob plus butler style sink.

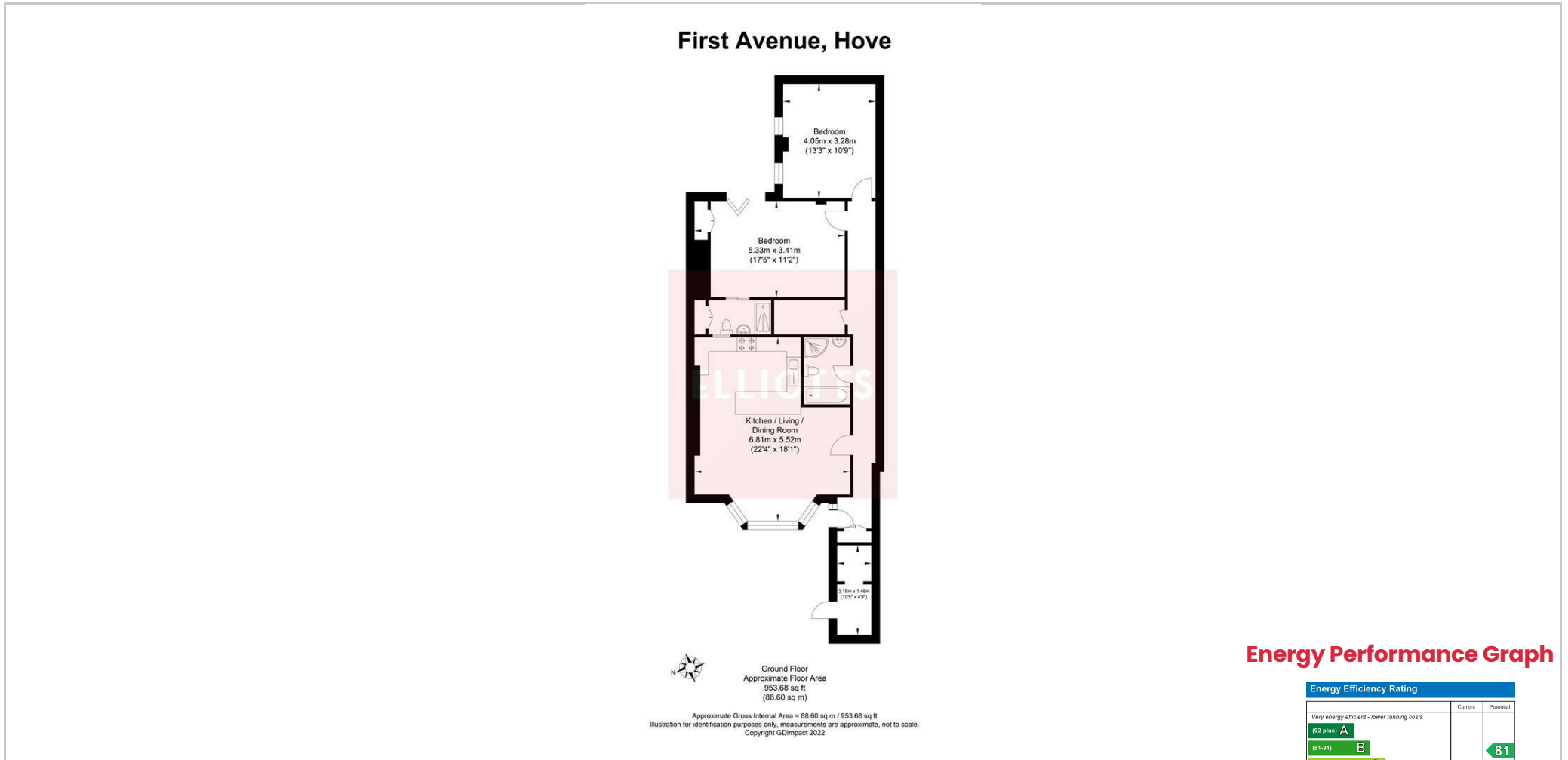
With its own street entrance, accommodation extends to nearly 90 square metres (over 950 square feet), and includes a spacious front facing living area, two bedrooms, both of which are doubles, and two bathroom/shower rooms, one of which is en-suite and has under floor heating. There is also a useful separate Utility Room.

Outside to the rear, there is a delightful patio, approached via Bi-fold doors, and to the front, whilst the west patio is not in the demise of the lease, the owner has enjoyed exclusive use and has added weather proof porcelain tiles, and it is thought any purchaser would continue enjoy the same use. Internal inspection is strongly recommended to appreciate the size, features and first class location this flat occupies.

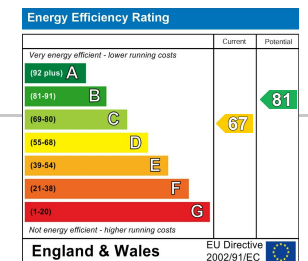




## Floorplan



## Energy Performance Graph



## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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