

ELLIOTTS

*Working hard for you*



### **3, 18, First Avenue, Hove, BN3 2FE**

#### **Offers Over £195,000 Share of Freehold**

ELLIOTTS are delighted to offer for sale this FIRST FLOOR STUDIO APARTMENT located on one of HOVE'S FAMOUS AVENUES sat mere YARDS FROM HOVE SEAFRONT and within walking distance to the many independent restaurants, cafes and bars Church Road has to offer, comprising of OPEN PLAN LIVING/KITCHEN AREA, good sized bathroom and offered with NO ONGOING CHAIN

- Prime Central Hove Location
- Adjacent Hove Seafront
- Close Proximity to Church Road
- First Floor Apartment
- Gas Central Heating
- Famous Hove Avenue
- Walking Distance to Hove Station
- No Ongoing Chain



[www.elliottsestateagents.co.uk](http://www.elliottsestateagents.co.uk)

2 Church Road, Hove, East Sussex, BN3 2FL

**T:** 01273 773399

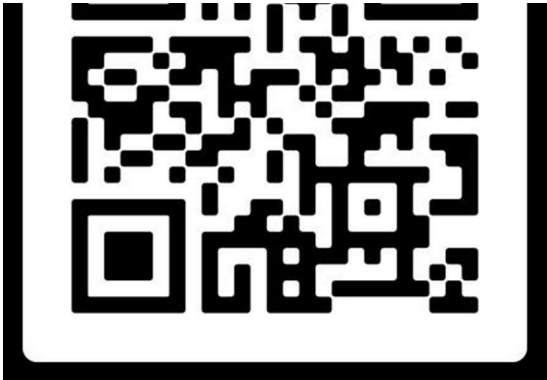
**E:** [mail@elliottsestateagents.co.uk](mailto:mail@elliottsestateagents.co.uk)

Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL



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Elliotts are delighted to offer for sale this first floor apartment in this prime central Hove location, with accommodation which includes an open-plan living/kitchen area and good sized bathroom, with a great ceiling height lending itself well for a potential mezzanine level (STNC). The property is sold with no-ongoing chain.

First Avenue is perfectly placed in the heart of central Hove and has everything that our vibrant city has to offer on its doorstep, as well as the advantage of Hove mainline railway station just a short walk away, making this a perfect purchase for those that wish to commute.



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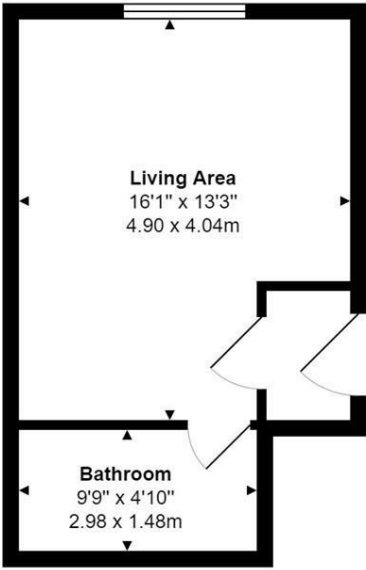
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3, 18 First Avenue



Total Area: 290 ft² ... 27.0 m²

All measurements are approximate and for display 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>	70	77
(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	

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