

5, 38 First Avenue, Hove, BN3 2FF

ELLIOTTS

Offers Over £475,000





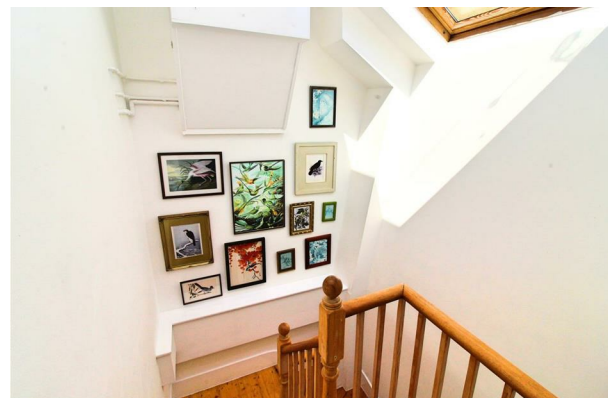
# 5, 38 First Avenue Hove, BN3 2FF

Elliotts are delighted to offer this substantial third and fourth floor maisonette on one of Hove's famous avenues, immediately adjacent to Hove seafront and set within the very heart of central Hove. Comprising of fabulous feature west facing living room, two double bedrooms, two bathrooms and good sized separate kitchen, a stone's throw from Hove seafront and nearby to Church Road's many independent shops, restaurants and cafes.



- **Third and Fourth Floor Maisonette**
- **Sought After Avenue's Location**
- **Two Bathrooms**
- **Good Sized Separate Kitchen**
- **Close By To Shops, Cafes and Restaurants**

- **c1054' sq.ft /c98 sq.mt.**
- **Two Double Bedrooms**
- **Fantastic West Facing Living Area**
- **Immediately Adjacent Hove Seafront**

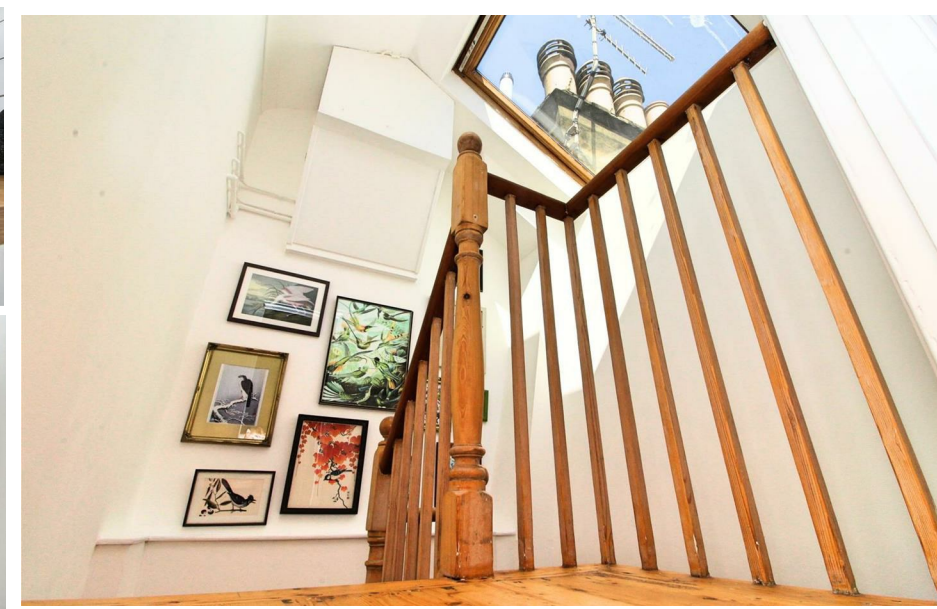
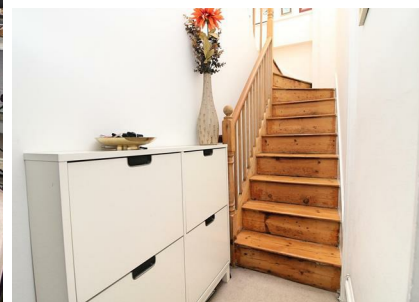




Occupying the third and fourth floor of this imposing period building, the apartment sits on one of Hove's famous avenues, and therefore is just a stone's throw from the seafront and promenade. Positioned within the heart of central Hove, Church Road's vast array of shops, restaurants and cafes are at the top of the road along with a wide range of transport links taking you across the city.

In good decorative order, the flat's key feature is a fabulous 18'9" west facing living area, offering rooftop views of Hove and benefitting from space for a dining table. Adjacent the living room is a good sized white bathroom suite with bath and overhead shower, basin, heated towel rail and toilet. To the rear of the third floor is a good sized double bedroom with space for storage and a good sized contemporary kitchen area with plenty of storage cupboards and integrated hob and oven.

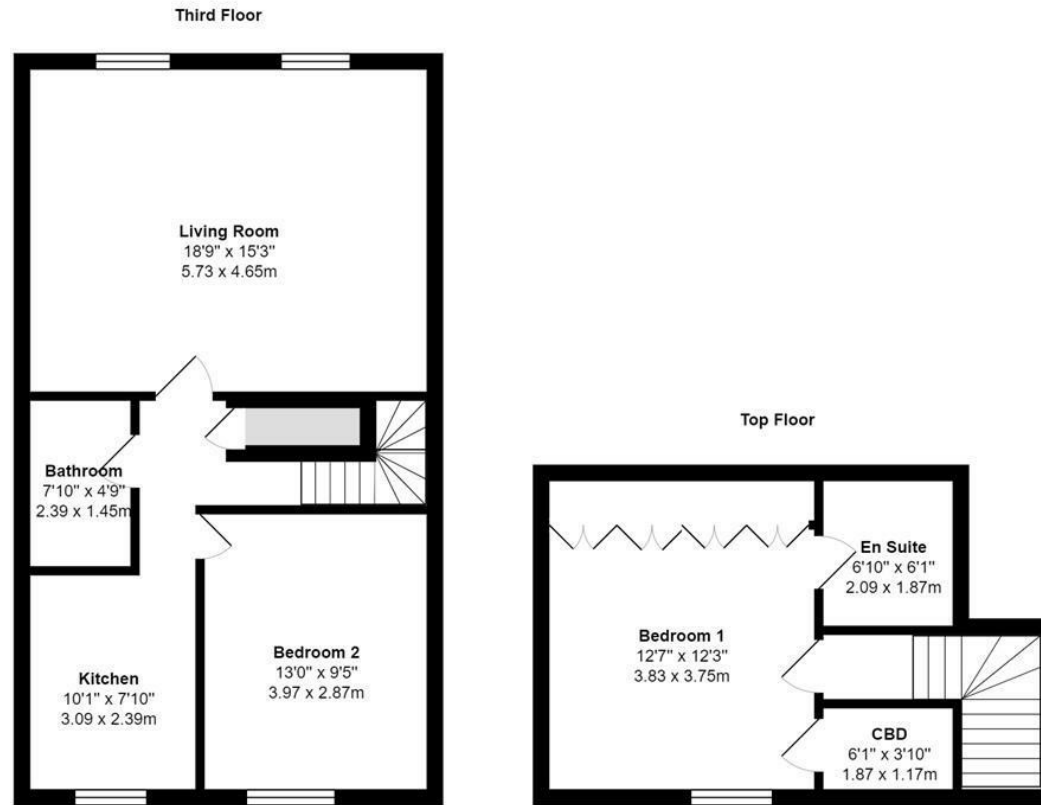
Heading to the top floor via a superb skylit internal staircase, the apartment has a fantastic master bedroom suite, which has the benefit of full width built in storage on one side, as well as the advantage of an en-suite bathroom comprising of shower, basin and toilet.





## Floorplan

### First Avenue



Total Area: 1054 ft<sup>2</sup> ... 98.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

## 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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