

**ELLIOTTS**

*Working hard for you*



## **Flat 1, 34 First Avenue, Hove, BN3 2FF**

**Price £250,000 Share of Freehold**

Elliotts are delighted to offer for sale an opportunity to purchase a cleverly designed apartment located on one of Hove's most sought after addresses, with Hove seafront to the South and Church Road with it's vast array of cafe's, bars and restaurants very much on your doorstep to the North.

- Superbly Presented Mezzanine Flat
- 38 Sq.Mt / 409 Sq.Ft
- 14' West Studio/Living Room
- Recessed Kitchen Area
- Mezzanine with Double Bed Space
- Bathroom/WC
- Low Outgoings
- Share of Freehold
- Short Walk to Hove Seafront
- No-Ongoing Chain



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

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Registered No 2829245

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



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The apartment is superbly well presented with accommodation that includes a West facing living area with well thought out storage options, a recessed kitchen with space for dining can be found to the rear. The apartment really comes into own due to the feature mezzanine sleeping area accessed from the main living area, where you'll find plenty of space for a king size bed. The bathroom can be found off the main hallway, along with a good size storage cupboard which also houses the hot water immersion tank.

The building is well run, being self managed and along with that this apartment also comes with a share of the freehold. The property also benefits from a sea view from the large bay window, with the apartment being just a stones throw away from the beach.

First Avenue is perfectly located in the beating heart of central Hove and has everything that Brighton and Hove City Centre's have to offer right on the very doorstep. Situated between Church Road & Hove seafront you'll have the choice of a comprehensive range of independent shops and restaurants, or the advantage of Hove lawns, seafront promenade and beach.



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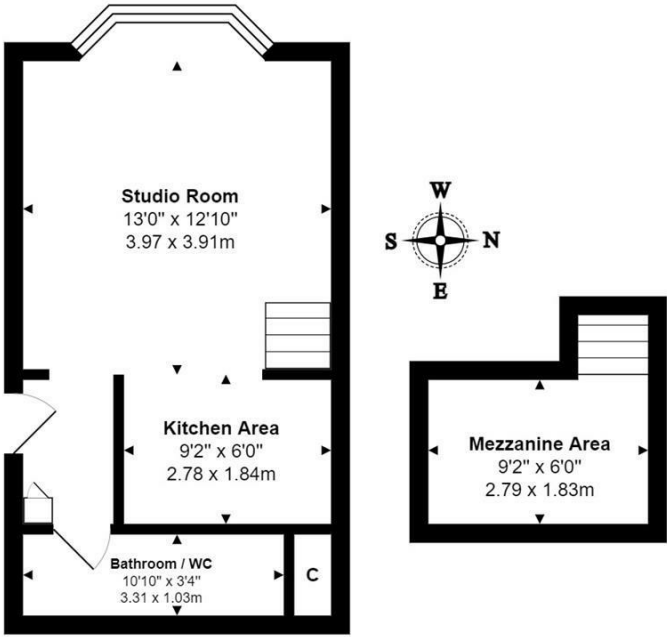
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Total Area: 409 ft<sup>2</sup> ... 38.0 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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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