Third Avenue, Hove

Guide Price

£275,000

Leasehold

- SPANNING OVER 575 SQFT
- PERFECT FIRST TIME BUY
- LOCATED ON THE HIGHLY SOUGHT AFTER THIRD AVENUE
- IDEAL CENTRAL HOVE LOCATION
- LONG LEASE
- POSSIBILITY TO EXTEND STNPC

*** GUIDE PRICE £275,000 - £300,000 ***

Robert Luff & Co are delighted to bring to market this unique one bedroom apartment situated on the second floor of this stunning period building. Accommodation offers; spacious living area, separate kitchen, double bedroom and fitted bathroom suite. This property would suit an array of buyers including first time buyers, buyers, investors and clients looking for a holiday home.

The property is located in undoubtedly one of the best positions on Hove's famous Third Avenue, being mere steps from the iconic seafront and promenade. Adjacent to Church Road, the property is surrounded by amenities including many bars, restaurants and cafes and well as being walking distance away from Hove mainline railway station, offering direct services to London and routes covering the South West and East.

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Accommodation

Entrance Hall
Two storage cupboards and radiator.

Living Area 16'8 x 15'1 (5.08m x 4.60m)
Double glazed sash window to rear, radiator, inset spotlights and period feature fireplace with marble surround.

Kitchen 12'5 x 7'9 (3.78m x 2.36m)
Fitted kitchen with matching wall & base units, worktops incorporating stainless steel sink/drainer unit, oven, gas hob and extractor fan, tiled splash back, boiler cupboard and double glazed sash window to rear. The kitchen also has space for a washing machine, dishwasher and fridge/freezer.

Bedroom 10'8 x 9 (3.25m x 2.74m)
Double glazed sash window to rear, radiator and inset spotlights.

Bathroom
Fitted bathroom suite with metro tiling, bath with shower overhead, heated towel rail, wash hand basin, WC and Velux window.

AGENTS NOTES
Lease Length - 118 Years
Service Charge - £715 Every 6 Months
Ground Rent - £150 Per Annum
Council Tax Band: B
EPC: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN
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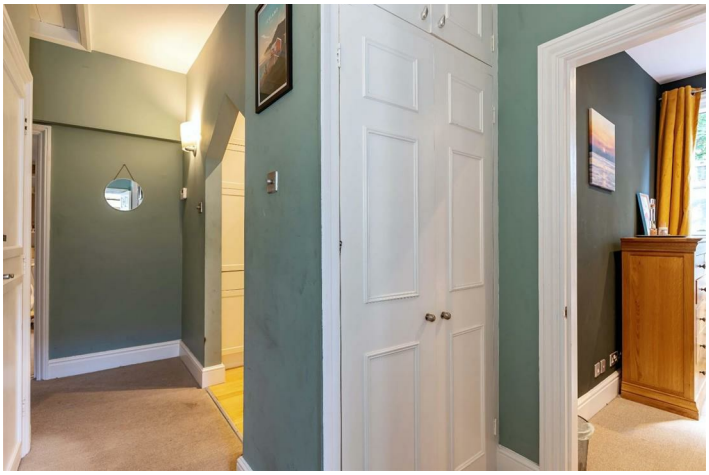

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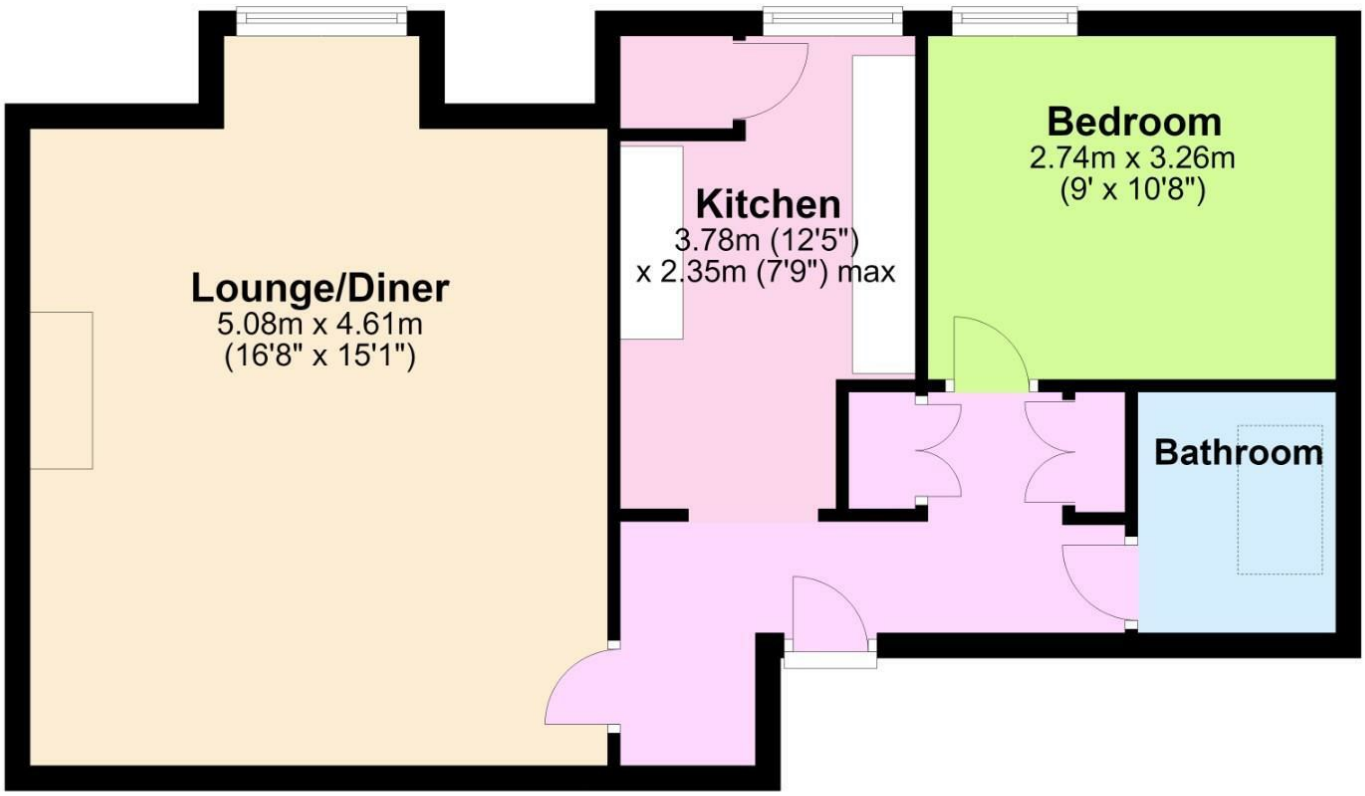
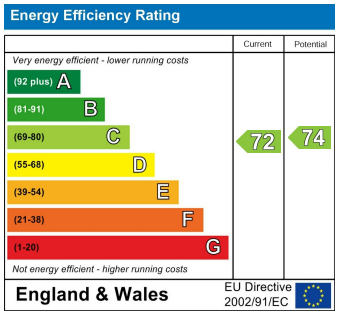
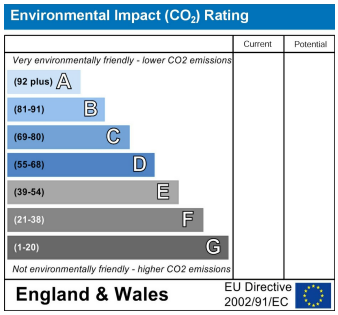
Floor Plan

Approx. 53.4 sq. metres (575.3 sq. feet)



Total area: approx. 53.4 sq. metres (575.3 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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