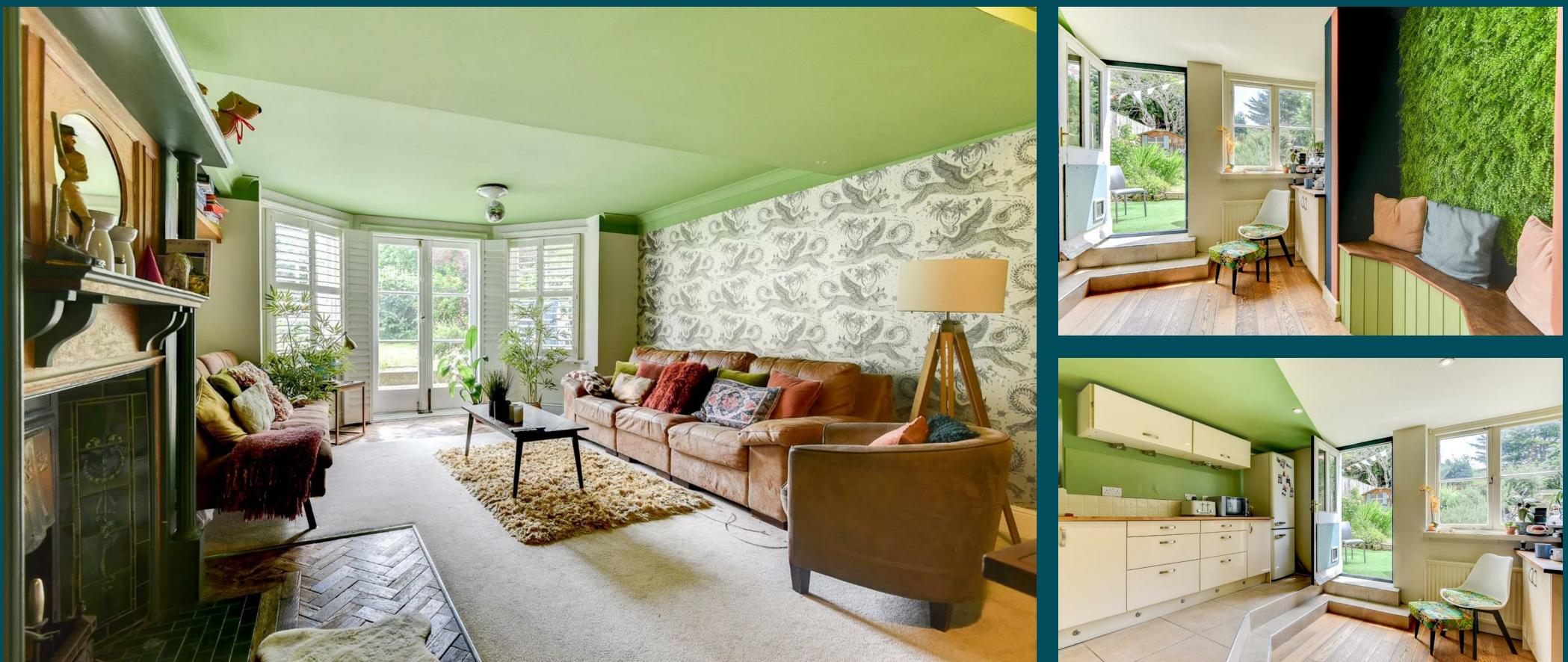




Garden Flat 62 Palmeira Avenue
Hove, BN3 3GF



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Offers in excess of £600,000

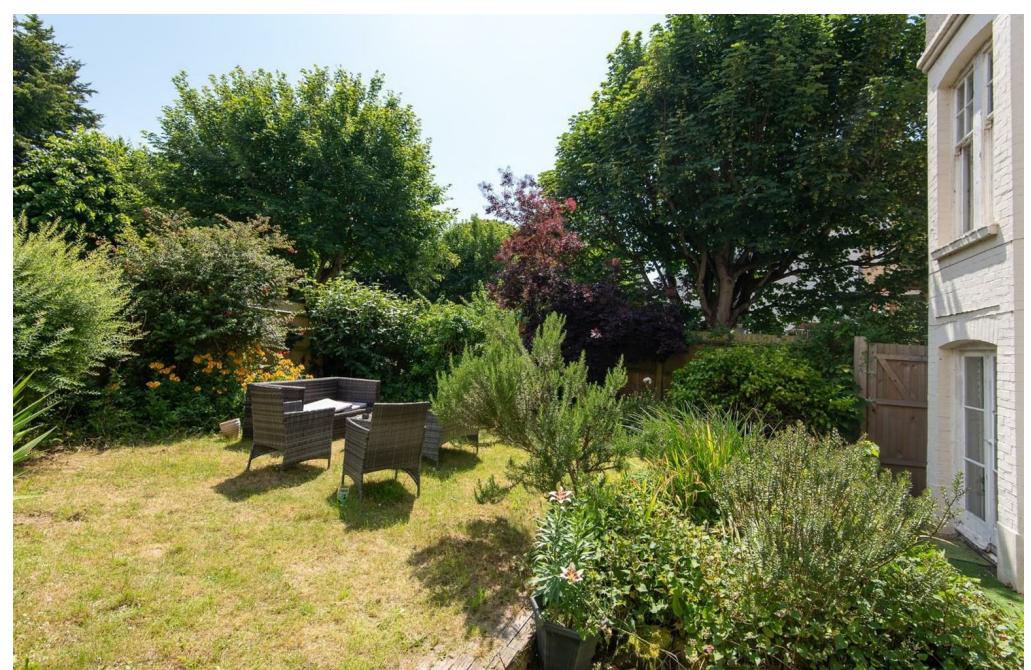
Set within one of Hove's most iconic tree-lined avenues, this spacious three-bedroom lower ground floor apartment on Palmeira Avenue offers a rare combination of private outside space, period charm, and excellent practicality, including a private entrance and a garage en bloc.

The layout has been cleverly arranged to provide clear definition between living and sleeping areas. At the rear, the large sitting room opens directly onto a private garden through elegant French doors framed by a wide bay, creating a calm and leafy outlook. This character-filled space combines original detailing such as a beautiful tiled fireplace with a bold, playful interior design that adds real personality.

The separate kitchen is positioned adjacent to the main living space and also enjoys direct access to the garden. Finished in a stepped split-level style, it's a bright and functional room with bags of charm, ideal for anyone who loves a home that feels just a bit different. An easterly aspect brings in the morning sun, making this a lovely spot to start the day.

The three bedrooms are all doubles, positioned to the front and side of the flat. The principal bedroom is particularly generous, with a curved bay window and plenty of space to work with. The second and third bedrooms also offer excellent proportions and natural light. A stylish family bathroom sits centrally within the flat.

A short stroll from the green spaces of Palmeira Square and the seafront beyond, this is a beautifully located home that offers space, character and convenience in one of Hove's most desirable neighbourhoods.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is a graphic representation and has not been tested and no guarantee as to their operability or efficiency can be given.

As of 01/01/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson Keehan