



# 13 Marine Avenue

Hove, BN3 4LH

**Asking price £300,000**

Situated just moments from the beautiful Hove seafront, this one-bedroom garden apartment offers over 620 sq ft of well-appointed living space. Perfectly positioned in a highly sought-after area, this ground floor home combines comfort, convenience, and coastal charm.

Stepping inside via its own entrance, you walk into a large conservatory that currently acts as bright home office. At the front of the property, the accommodation provides a bright and airy open plan kitchen/living room that showers in an abundance of natural light and offers the perfect space for relaxing or socialising. Centrally located is a shower room and separate cloakroom and to the rear is a double bedroom with fitted wardrobes that looks out on to the garden.

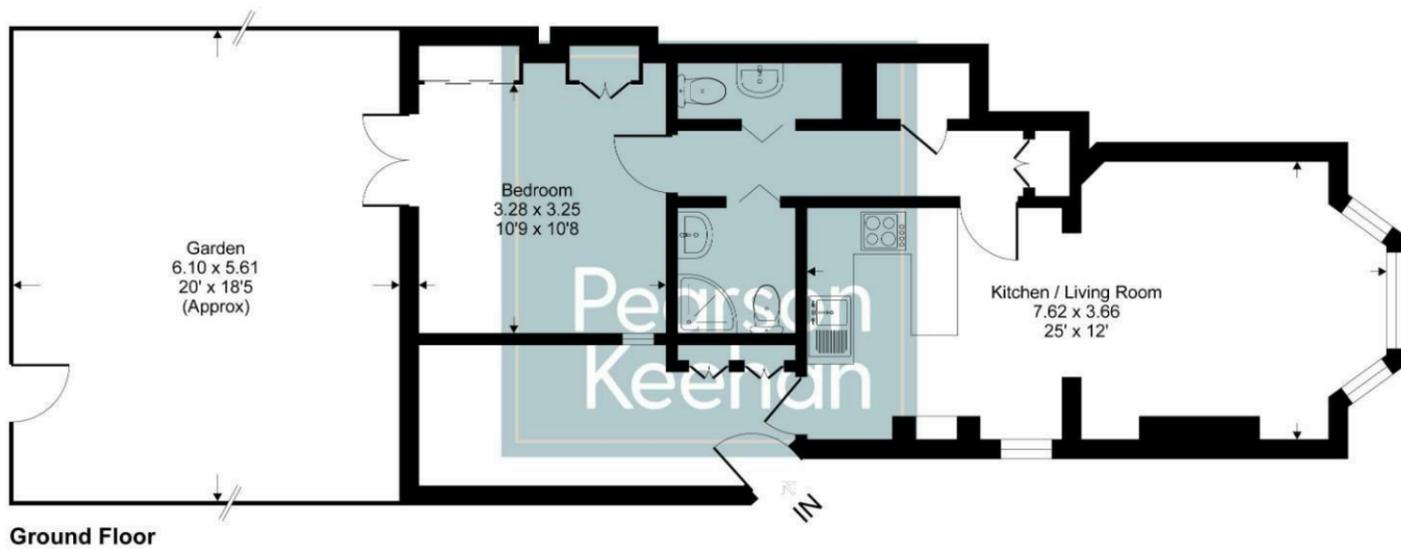
Outside, the private garden is mainly paved with planted borders surrounding. Backing on to Wish Park, the garden is a well-proportioned size for the property and offers a nice tranquil space to retreat to and enjoy some outside dining.

Marine Avenue is a fabulous location being just a couple of minutes walk from Hove seafront and Hove Lagoon. Nearby bus routes are plentiful and you are surrounded by a host of amenities including Marks & Spencers, Rockwater Bar & Restaurant and the new and highly popular Hove Park Beach Park.



## Marine Avenue, BN3

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating	
Current	Potential
	74
63	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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