



17 Marine Avenue  
Hove, BN3 4LH



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**£3,000 Per month**

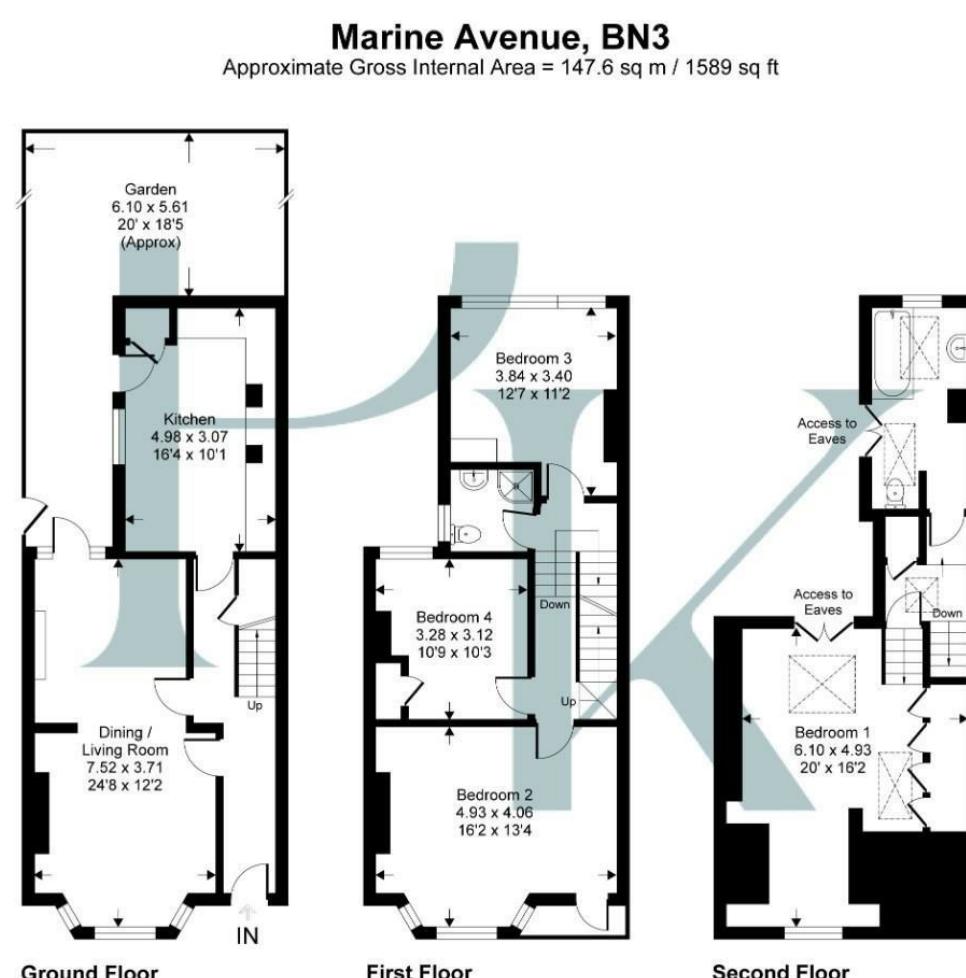
This beautifully presented four-bedroom family home sits in one of Hove's most sought-after locations, combining period character with modern comfort. Just moments from the seafront and the open green of Wish Park, it offers an enviable lifestyle for families and professionals alike.

On the ground floor, a spacious through-lounge and dining area welcomes you with abundant natural light from its large southerly bay windows. Original wooden flooring, a working fireplace, and elegant period details enhance its charm, while French doors open directly onto a patio garden, creating a seamless flow between indoor and outdoor living.

To the rear, a generously sized kitchen provides ample room for family dining. A separate pantry, complete with plumbing for a washing machine and useful storage, adds practicality. From here, direct access leads out to the patio garden, which in turn connects to Wish Park, making this property especially appealing for families and outdoor enthusiasts.

The first floor hosts three well-proportioned bedrooms, including one with a delightful balcony offering sea views. A modern shower room serves this level. The top floor features a versatile eaves bedroom with fitted wardrobes and plentiful storage, enhanced by Velux windows that fill the space with light. A bathroom on this floor completes the accommodation.

Ideally positioned, this property enjoys close proximity to both Hove seafront and the open green spaces of Wish Park. Nearby Richardson Road offers a selection of charming coffee shops and independent stores, while the vibrant array of restaurants, bars, and amenities on Church Road is also just a short distance away. Excellent transport links provide easy access to Brighton city centre, with both Hove and Portslade railway stations conveniently within reach.



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
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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