

Flat 9, Malvern House, 8, Second Avenue, Hove, BN3 2LH

## Offers over £350,000

Set on the top floor of an impressive detached Victorian villa, this beautifully presented apartment delivers modern living in the heart of Hove. The west-facing reception room is a particular highlight, with floor-to-ceiling patio doors that bathe the space in natural light.

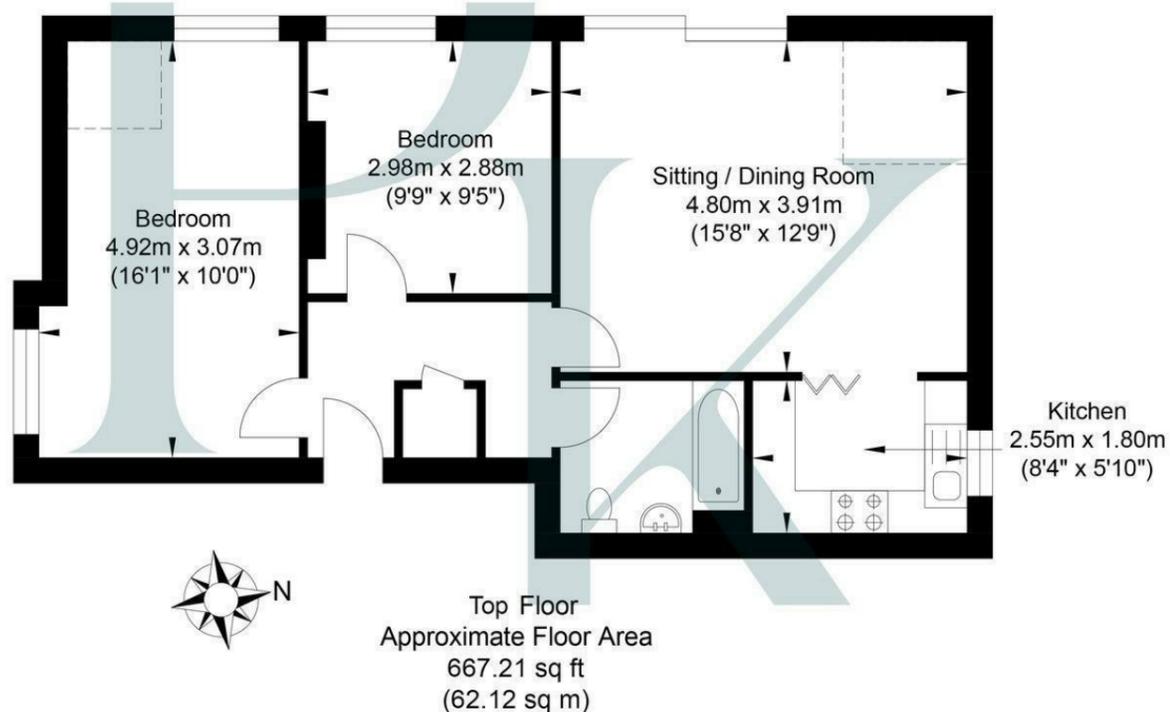
The accommodation includes two generous double bedrooms, a separate kitchen conveniently located off the living room, a contemporary bathroom, and an inviting entrance hall complete with built-in storage. Maintained to an excellent standard throughout, the apartment is ready for immediate occupation.

The location is exceptional. Just a short stroll from Hove Lawns and the seafront, and moments from the wide selection of shops, cafés, and restaurants along Church Road. Residents also benefit from secure bicycle storage and access to expansive west-facing communal gardens, perfect for enjoying the afternoon sun.

Second Avenue is situated within Parking Zone N, covering central Hove, where permits are currently available with no waiting list. Hove mainline station is around a 15-minute walk away, providing direct rail links to London and other major destinations.



## Second Avenue



Approximate Gross Internal Area = 62.12 sq m / 667.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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	
63	67
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	

Pearson  
Keehan