

# 25 Marine Avenue

Hove, BN3 4LH

**Offers in excess of £400,000- £425,000**

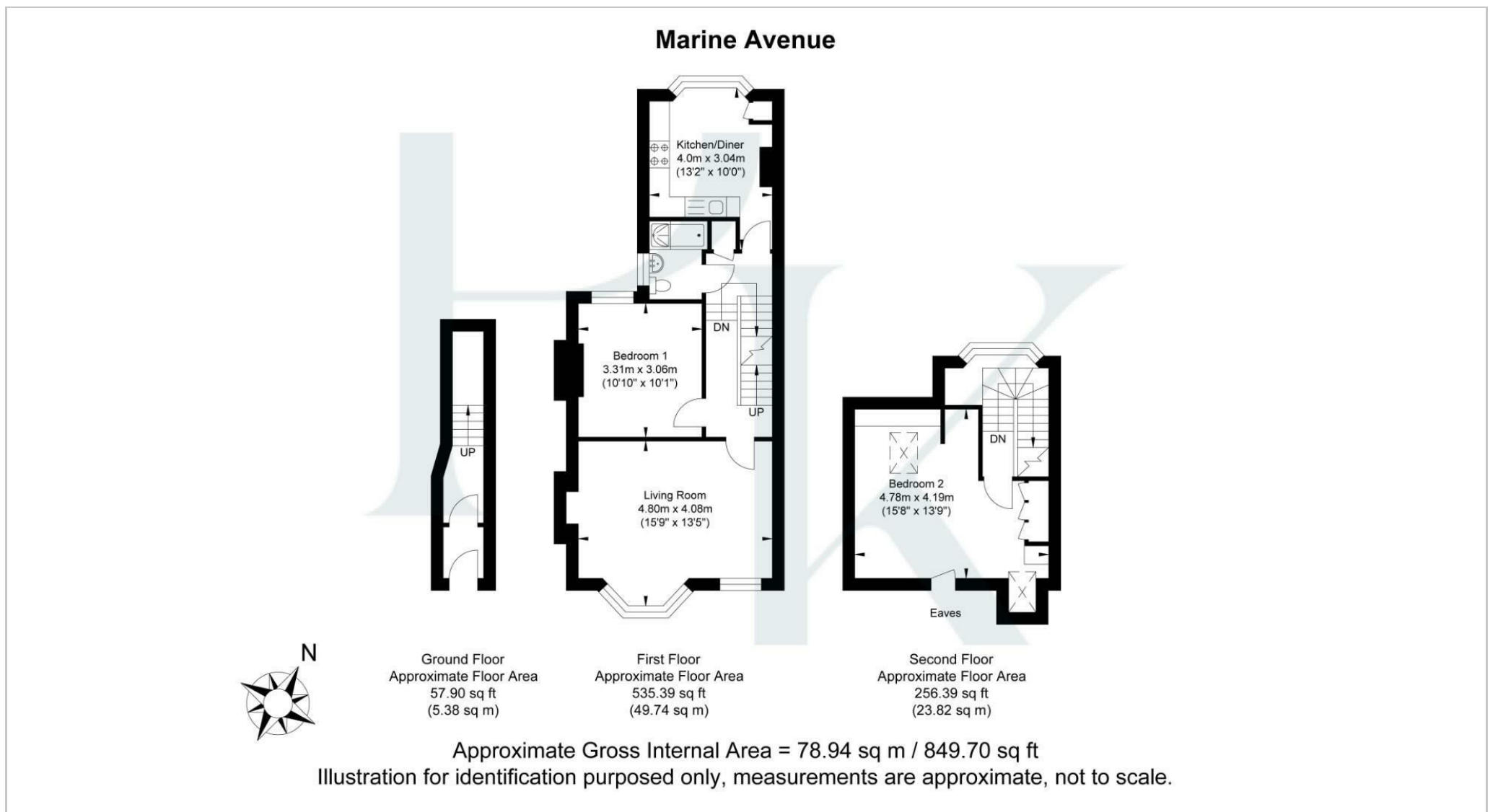
Situated just moments from Hove seafront, this beautifully presented two-bedroom maisonette offers a rare combination of it's own private street entrance and thoughtfully designed interiors arranged over two floors.

Upon entering via the private front door, the sense of space and light is immediately apparent. The first floor features a generous living room, with characterful features, a neutral colour palette and enhanced by a striking south-facing bay window that floods the space with natural light. A well-proportioned bedroom, currently used as a second reception room, along with a contemporary shower room, while the modern fitted kitchen sits at the back of the property, boasting sleek white cabinetry, ample worktop space, and room for dining, perfect for everyday living.

The second floor reveals an impressive loft conversion, creating a tranquil principal bedroom with characterful detailing and useful eaves storage, maximising both comfort and practicality.

Ideally positioned, Marine Avenue enjoys a highly sought-after setting just moments from Hove seafront and the lagoon. Directly behind, Wish Park provides a wonderful expanse of green open space, creating a peaceful, leafy outlook. The area is well served by frequent bus links, offering easy and convenient access into the city centre and beyond.

With it's unique layout, bright interiors, and prime coastal location, this property offers an exceptional opportunity for those seeking a stylish home by the sea.



Energy Efficiency Rating	
Current	Potential
70	78

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
A	A

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