



22 First Avenue
Hove, BN3 2FE



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Asking price £580,000

Occupying the ground floor of an attractive Regency building on Hove's sought-after First Avenue, this beautifully presented two-bedroom garden apartment combines elegant period features with stylish contemporary living, extending to approximately 943 sq ft.

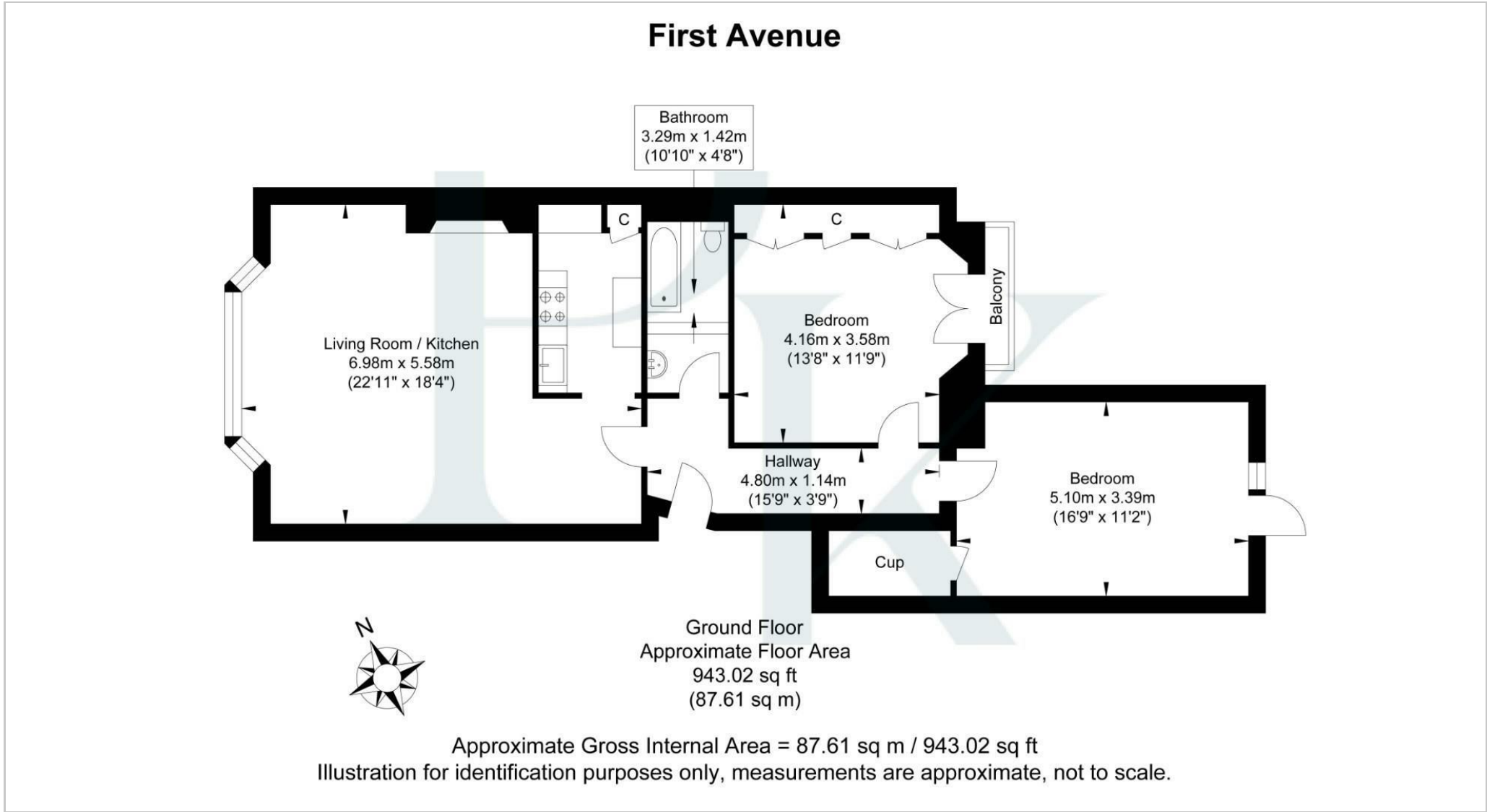
The impressive open-plan living space is undoubtedly a standout feature, boasting wonderfully high ceilings, intricate decorative cornicing, a beautiful feature fireplace and tall sash bay windows that flood the room with natural light. Rich wooden flooring and tasteful décor complement the property's period charm, while the contemporary fitted kitchen features sleek cabinetry, integrated appliances and a breakfast bar, creating a sociable space ideal for both relaxing and entertaining.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from fitted wardrobes and access to a private balcony. The second bedroom is equally versatile, currently arranged as a home office, with direct access to the garden. A modern family bathroom, finished with contemporary tiling and a shower over the bath, completes the internal accommodation.

To the rear, the beautifully landscaped, east-facing private garden provides a wonderful extension of the living space. Thoughtfully designed with contemporary paving, established planting and a dedicated seating area, it offers a peaceful setting for morning coffee and outdoor dining.

Further benefits include a share of freehold and a superb location on First Avenue, within easy reach of Hove seafront, Church Road's popular cafés, restaurants and independent shops, as well as excellent transport links.

A wonderful opportunity to acquire a spacious and characterful garden apartment in one of Hove's most desirable locations.



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