



# Basement Flat 1A, 1 Fourth Avenue

Hove, BN3 2PL

**Offers in excess of £280,000**

Located just moments from Hove seafront, this beautifully presented one-bedroom apartment is situated on the prestigious tree-lined Fourth Avenue. Occupying part of a grand period building, the property combines elegant architectural features with modern interiors, offering the perfect blend of coastal living and contemporary comfort.

The spacious living/dining room is flooded with natural light thanks to a striking bay window and features charming period detailing such as high ceilings and a decorative ceiling rose. The separate modern kitchen is well-equipped with sleek cabinetry and wooden worktops, while the stylish bathroom is fully tiled and fitted with a bath and overhead shower.

The generous double bedroom benefits from a large window and offers ample space for storage, making it a peaceful and practical retreat. The apartment also boasts a welcoming entrance hall with additional storage and a bright, neutral décor throughout, creating a calm and airy atmosphere.

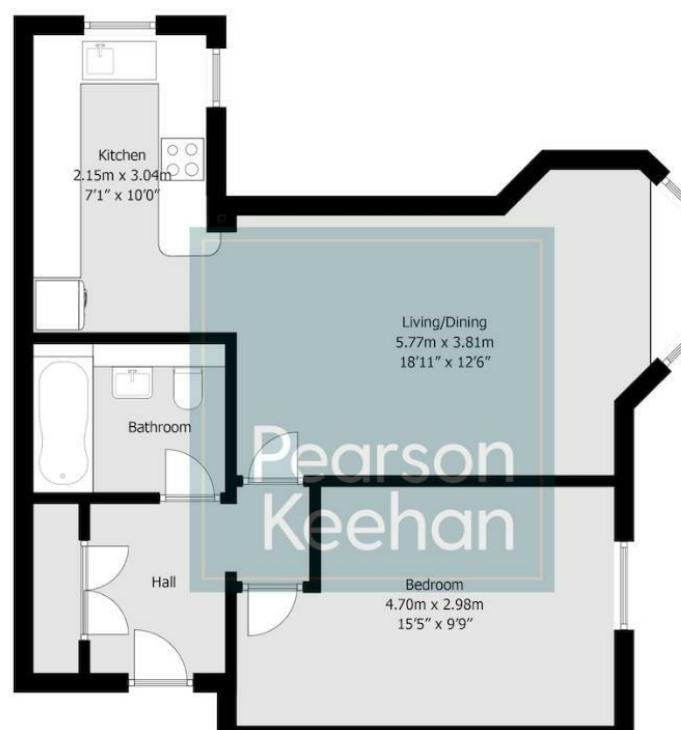
This delightful property is offered with no onward chain and comes with a share in the freehold, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Perfectly positioned just a short walk from Hove promenade and the vibrant café culture of Church Road, as well as excellent transport links to Brighton and London.



## Fourth Avenue, Hove

Approximate floor area 53.5 sq m/589 sq ft



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

No responsibility is accepted for any errors and/or omissions.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	61	75
(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		
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