

Flat 2, 3 Second Avenue, Hove, BN3 2LG

Excellently located between Church Road and the seafront, this well-presented one bedroom lower ground floor apartment offers a west facing private patio, access to pretty communal gardens, share of freehold, and is sold with no onward chain.

Set within a charming period building, the apartment features a bright living/dining room, separate shaker-style kitchen, spacious double bedroom, and a bathroom with a shower over the bath. A versatile second room off the hallway is ideal as a dressing area, home office, or occasional guest space.

Second Avenue is part of the sought-after Avenues, close to Hove's seafront, green spaces, and vibrant local amenities including Church Road's shops, bars, and restaurants.

Guide price £350,000

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- ONE DOUBLE BEDROOM
- MOMENTS FROM HOVE SEAFRONT
- WEST FACING PATIO
- COMMUNAL GARDEN
- SHARE OF FREEHOLD
- FABULOUS LOCATION

Communal Entrance

Communal front door with door entry phone leading to inner lobby, with communal storage area and door to flat 2.

Hall

L shaped entrance hall, with doors leading to all rooms, door entry phone, radiator, ceiling down lighters, deep storage cupboard with additional storage above. Dado rail

Living/Dining Room

18'9 x 17'5 (5.72m x 5.31m)

Living /Dining reception room, easterly aspect, sash bay window overlooking the front gardens, plantation blinds, picture rails, dado rail, coving, ceiling rose, period decorative fire surround with inset electric flame effect fire. Radiator, alcove study area, tv telephone point, wall light.

Kitchen

10'8 x 8'6 max (3.25m x 2.59m max)

Fitted kitchen with wall and flooring units, solid woodwork top with inset sink, drainer with mixer tap, space for oven and hob, extractor fan, space for fridge freezer, space and plumbing for washing machine. Wall mounted 'Vaillant' Boiler, ceiling light wood effect flooring.

Bedroom

13'8 x 10'11 (4.17m x 3.33m)

Double glazed door and window leading to rear courtyard patio, radiator, coved ceiling, ceiling rose.

Bathroom

8'7 x 4'10 (2.62m x 1.47m)

White bathroom suite, with corner bath paneled, mixer tap with shower attachment, glass shower screen. Low level close coupled WC with push button flush, wash basin with vanity unit beneath, extractor fan,

tiled walls, ceiling downlighters, chrome heated towel rail. vinyl flooring.

Dressing Room

7'9 x 5'5 (2.36m x 1.65m)

Walk in dressing room, built in hanging and storage units.

Rear patio

Small walled patio area with water tap, overlooking the rear garden.

Communal Gardens

Stunning and rarely available westerly aspect walled rear gardens mainly laid to lawn. Flower and shrub borders. Patio area.

Other Information

Tenure: Share of freehold
Lease - 949 Years remaining
Service Charge - £1,818 per year
Parking: Zone N
Council Tax: Band B
Council: Brighton and Hove



Directions

Start at Hove Railway Station, turn left onto Station Approach (B2120) and head south on Denmark Villas. At the roundabout, take the first exit onto Cromwell Road (B2120). Turn right onto The Drive (B2185) and continue straight. Turn left onto Kingsway (A259), then immediately left again onto Second Avenue. The destination, 3 Second Avenue, Hove BN3 2LG, will be on the left.

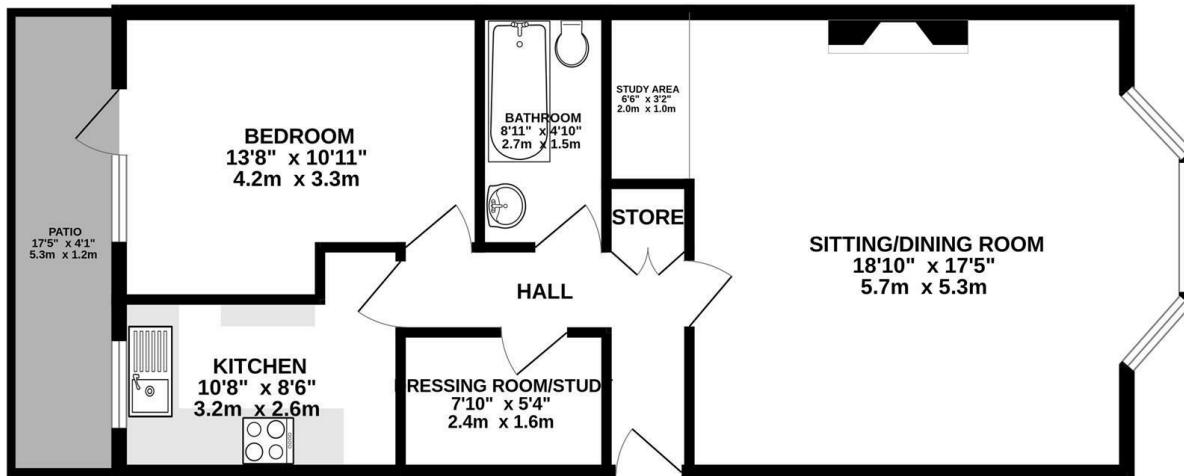
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Floor Plan

LOWER GROUND FLOOR 753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. There is no guarantee as to the accuracy of these measurements and therefore no guarantee is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	78
(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