



30 FIRST AVENUE HOVE, BN3 2FF

£475,000

Beautifully presented second floor apartment positioned on the highly sought-after First Avenue, just moments from Hove seafront. Offering generous proportions, high ceilings and an excellent layout throughout, this charming home perfectly combines character with modern living.

The accommodation comprises two double bedrooms, a modern bathroom, fitted kitchen with integrated appliances, and a superb west-facing bay fronted living room enjoying plenty of natural light.

One of the standout features of the property is its exceptional location. Situated within a short stroll of Hove beach, residents can enjoy the vibrant mix of cafes, restaurants and independent shops nearby, while Hove Station provides convenient links to London and surrounding areas.

With tasteful décor and an inviting feel throughout, this is a fantastic opportunity to enjoy the very best of Hove living in one of the city's most desirable locations.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Flat 4, 30 First Avenue

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft

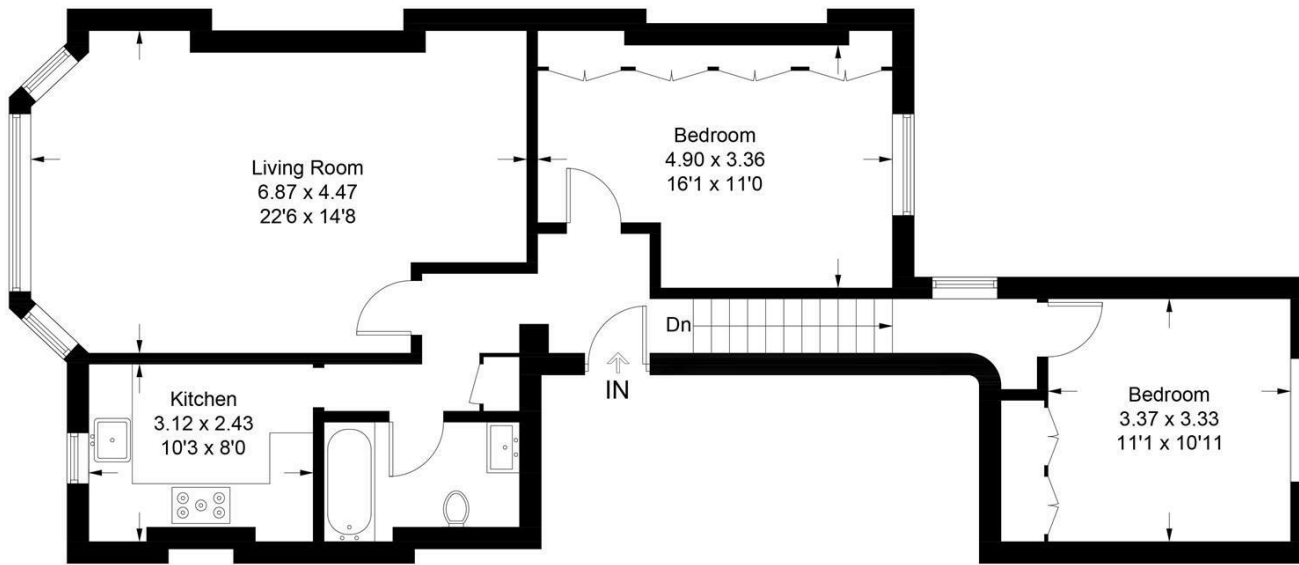


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222594)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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