

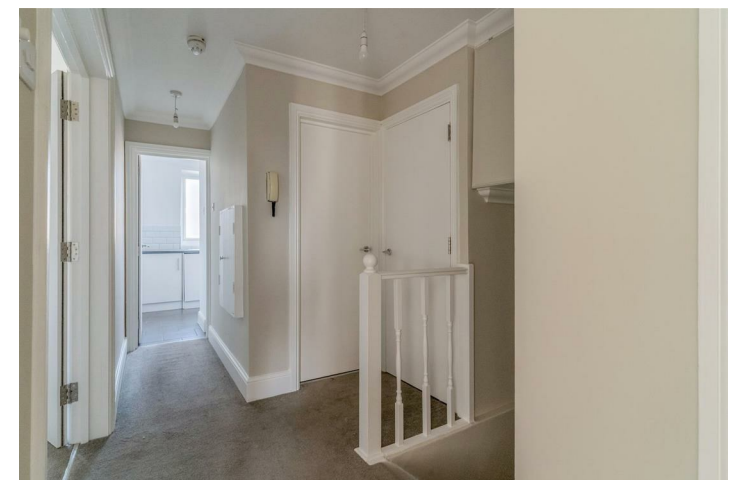


FLAT 9, 44 FIRST AVENUE
HOVE, BN3 2FF

GUIDE PRICE £185,000 - £250,000
LEASEHOLD

A 2 bedroom flat presented in good decorative order to be sold with vacant possession. The property is situated in one of Hove's most sought after roads close to the popular cafes, bars and restaurants on Church Road and close to Hove Lawns and the seafront. Buyers are advised to review the legal pack prior to bidding.

**Nicholas
James**
SALES LETTINGS AUCTIONS





Flat 9, 44-46 First Avenue

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft

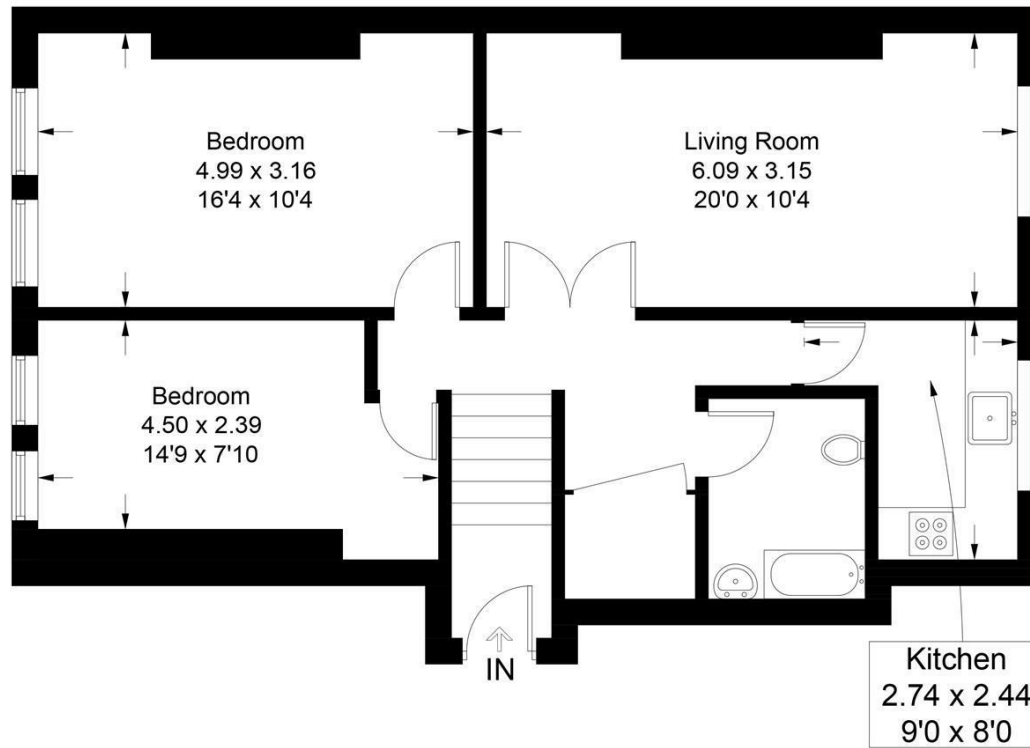


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116788)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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