



## 2-3 PALMEIRA SQUARE

HOVE, BN3 2JA

LEASEHOLD

Impressive garden apartment occupying the entire lower ground floor of this attractive Grade II Listed building. The property benefits from good sized rooms and a flexible layout with well presented accommodation comprising; four bedrooms - the principle suite with dressing room and en-suite bathroom, two further shower rooms, utility room, conservatory, modern kitchen, dining area and living room. There is a inner courtyard area and a delightful private rear garden.

Palmeira Square is widely regarded as one of the most sought after locations in the City with attractive gardens on your doorsteps along with the seafront and popular cafes, restaurants and shops just moments away. Brighton & Hove mainline stations are within easy reach offering direct links to London and there are regular bus services passing nearby providing access to surrounding areas.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## Flat 2A, 2/3 Palmeira Square, Hove

Approximate Gross Internal Area = 174.8 sq m / 1881 sq ft

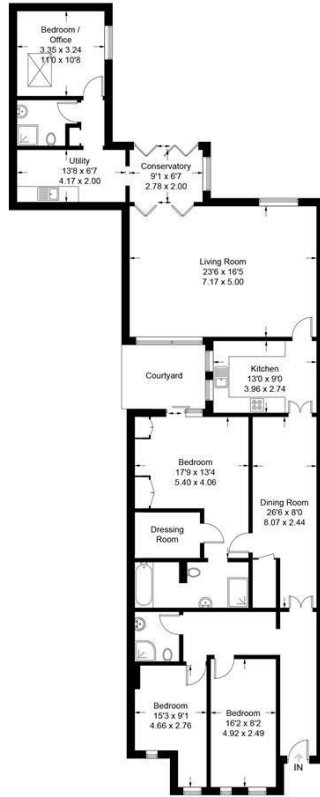


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160918)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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