



## 9 FOURTH AVENUE

HOVE, BN3 2PL

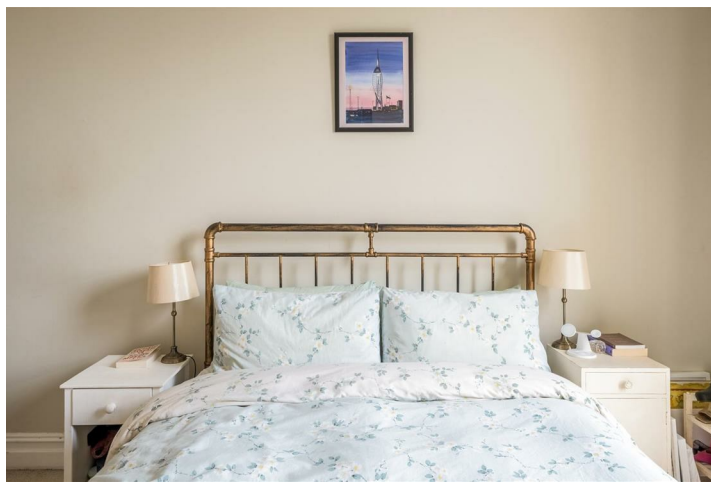
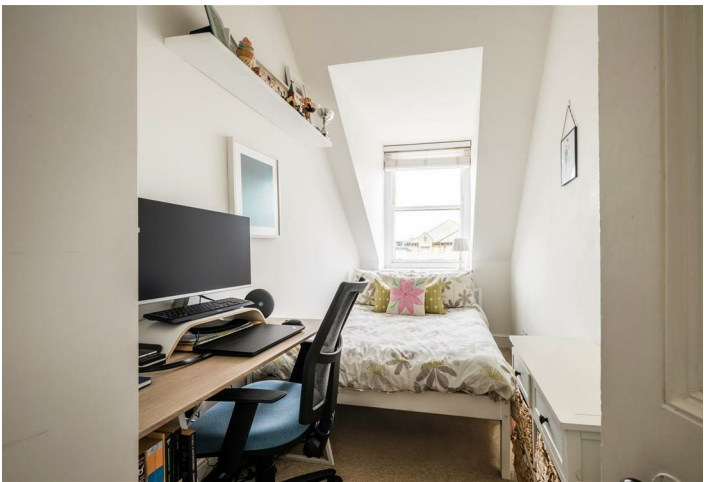
GUIDE PRICE £325,000 - £350,000. Fantastic apartment located on the second (top) floor of this attractive and well maintained period building in the heart of Hove and moments from the seafront. The property benefits from good sized rooms and plenty of natural light provided by west facing sash windows, creating a real sense of space throughout. This well presented accommodation comprises, two bedrooms, bathroom and lovely open plan living area with modern kitchen and fitted appliances. The property is sold with a share of the freehold.

Fourth Avenue runs between Church Road and the seafront in Hove. Lined with impressive, detached properties and mature trees, it is perfectly situated, a short stroll from independent shops, cafés, and restaurants at its northern end, and Hove Lawns and the seafront to the south. Hove mainline station offers regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## Flat 5, 9 Fourth Avenue, Hove

Approximate Gross Internal Area = 57.0 sq m / 613 sq ft

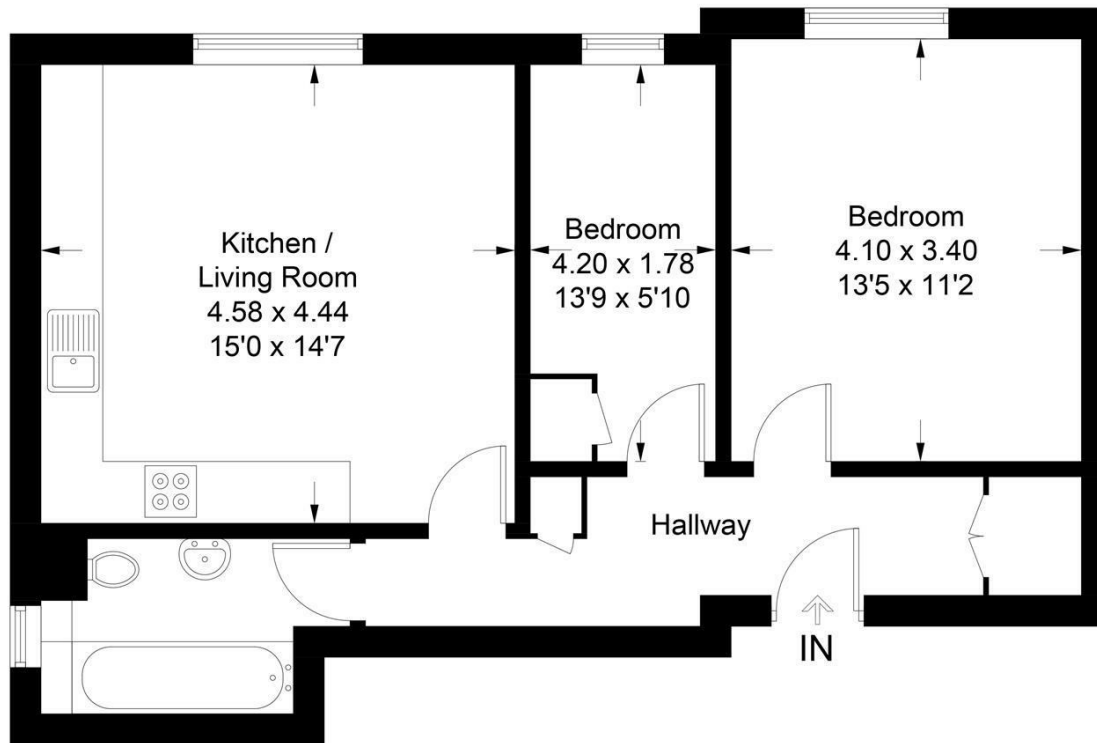


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153934)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS