



## PALMERIA HOUSE PALMEIRA AVENUE

HOVE, BN3 3GF

£325,000

A perfect first time buy! Superbly presented two double bedroom apartment located in the Palmeira area of central Hove. A leafy tree lined road, Palmeira Avenue is the perfect mix of city living but on a quieter residential location. Access popular local shops, cafes and restaurants in almost every direction and most notably on Church Road & Western Road. The seafront is also a short walk away whilst Hove mainline station offers regular and direct links to London.

This bright apartment boasts a lovely sized lounge diner, two spacious double bedrooms, a well appointed bathroom and a modern kitchen breakfast room.

New owners also have the option to rent a garage on site.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## 1 Palmeira House

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft

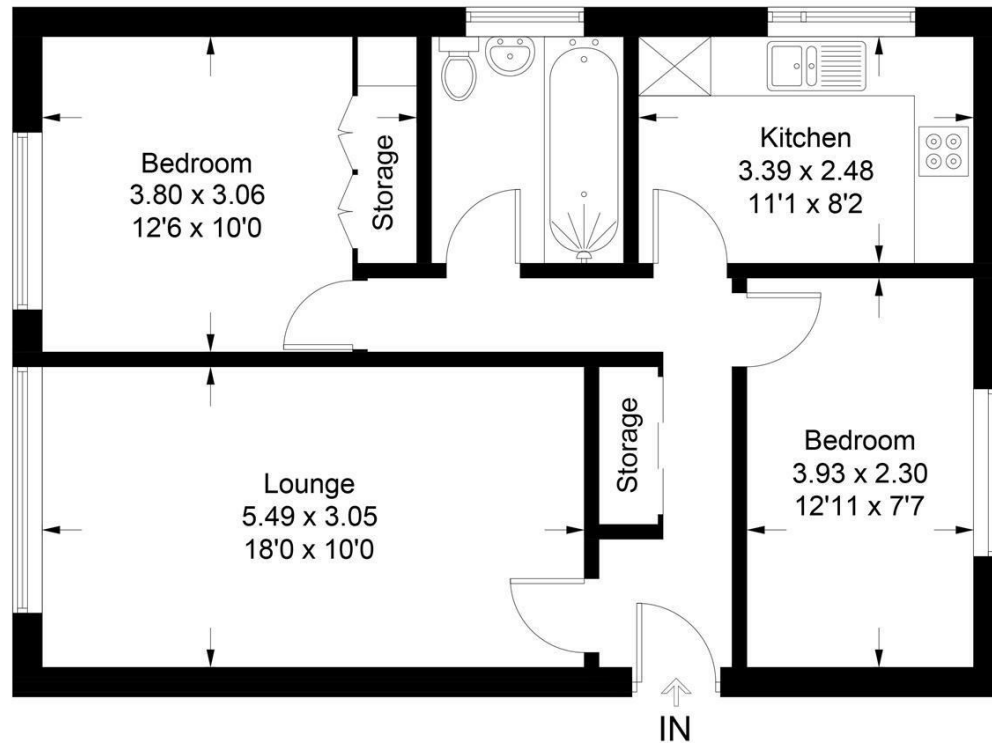


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218411)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 77        |
| (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 |           |

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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