



## 26 FOURTH AVENUE HOVE, BN3 2PJ

£2,000,000  
FREEHOLD

Nestled in the heart of Hove on the prestigious Fourth Avenue, this substantial detached house presents a truly rare and unique opportunity for discerning buyers. Spanning an impressive 3,151 square feet, this property boasts an abundance of space, making it ideal for families or those who enjoy entertaining.

Upon entering, you will find three generously sized reception rooms, each offering a blank canvas for you to add your personal touch and style. The property features four spacious double bedrooms, ensuring ample accommodation for family and guests alike. With three well-appointed bathrooms as well as a cloakroom, convenience and comfort are at the forefront of this home.

The exterior of the property is equally impressive, with parking available for up to four vehicles, a valuable asset in this prime position. The secluded west-facing garden provides a delightful outdoor space, perfect for enjoying the afternoon sun and hosting gatherings.

This house is not just a home; it is an opportunity to create a living space that reflects your individual taste and lifestyle. Located on one of Hove's prime avenues, you will benefit from the vibrant community and the proximity to local amenities, schools, and the beautiful coastline as well as Hove Mainline Station with direct access to London.

This home is sold with no ongoing chain.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 26 Fourth Avenue

Approximate Gross Internal Area = 271.5 sq m / 2922 sq ft  
 Outbuilding = 21.3 sq m / 229 sq ft (Including Garage)  
 Total = 292.8 sq m / 3151 sq ft

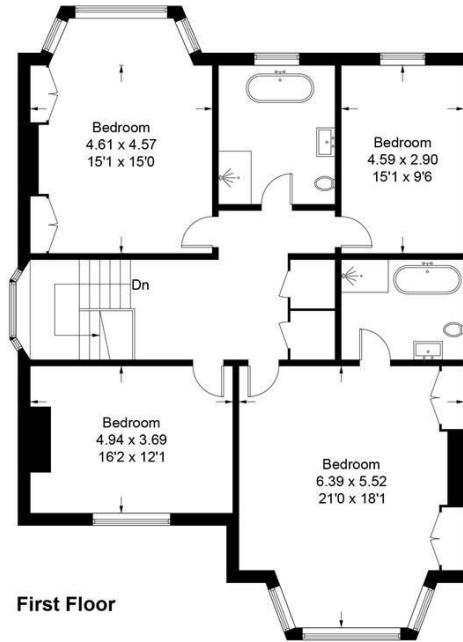
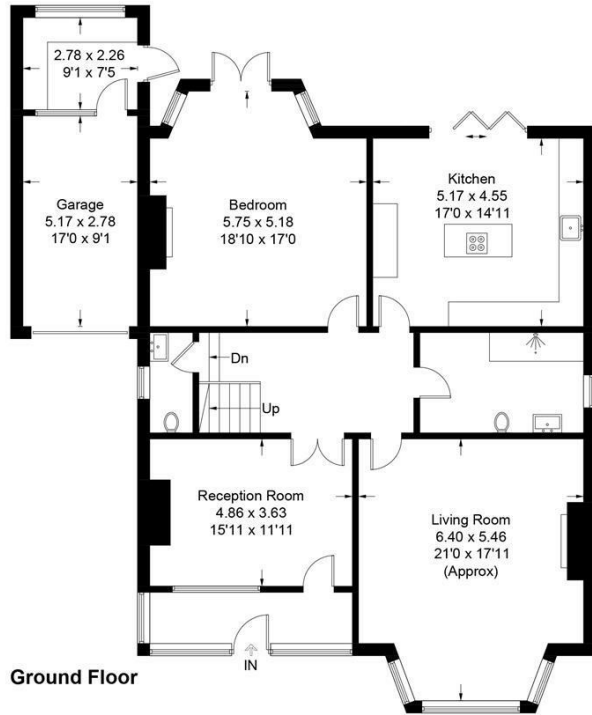


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226851)



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

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