



## VERANO 58 PALMEIRA AVENUE HOVE, BN3 3GF

**PET FRIENDLY.** Nestled on the prestigious Palmeira Avenue in Hove, this modern duplex-style penthouse apartment offers a splendid living experience. Spanning an impressive 1,618 square feet, the property boasts three generously sized double bedrooms, each designed with comfort and style in mind. With three well-appointed bathrooms, convenience is at the forefront of this home, making it ideal for families or those who enjoy hosting guests.

Constructed in 2014, this contemporary residence features two inviting reception rooms that provide ample space for relaxation and entertainment. The highlight of this penthouse is undoubtedly the stunning views across the Sussex County Cricket ground, which can be enjoyed from the two west-facing balconies. These outdoor spaces are perfect for soaking up the sun or enjoying a quiet evening with a glass of wine.

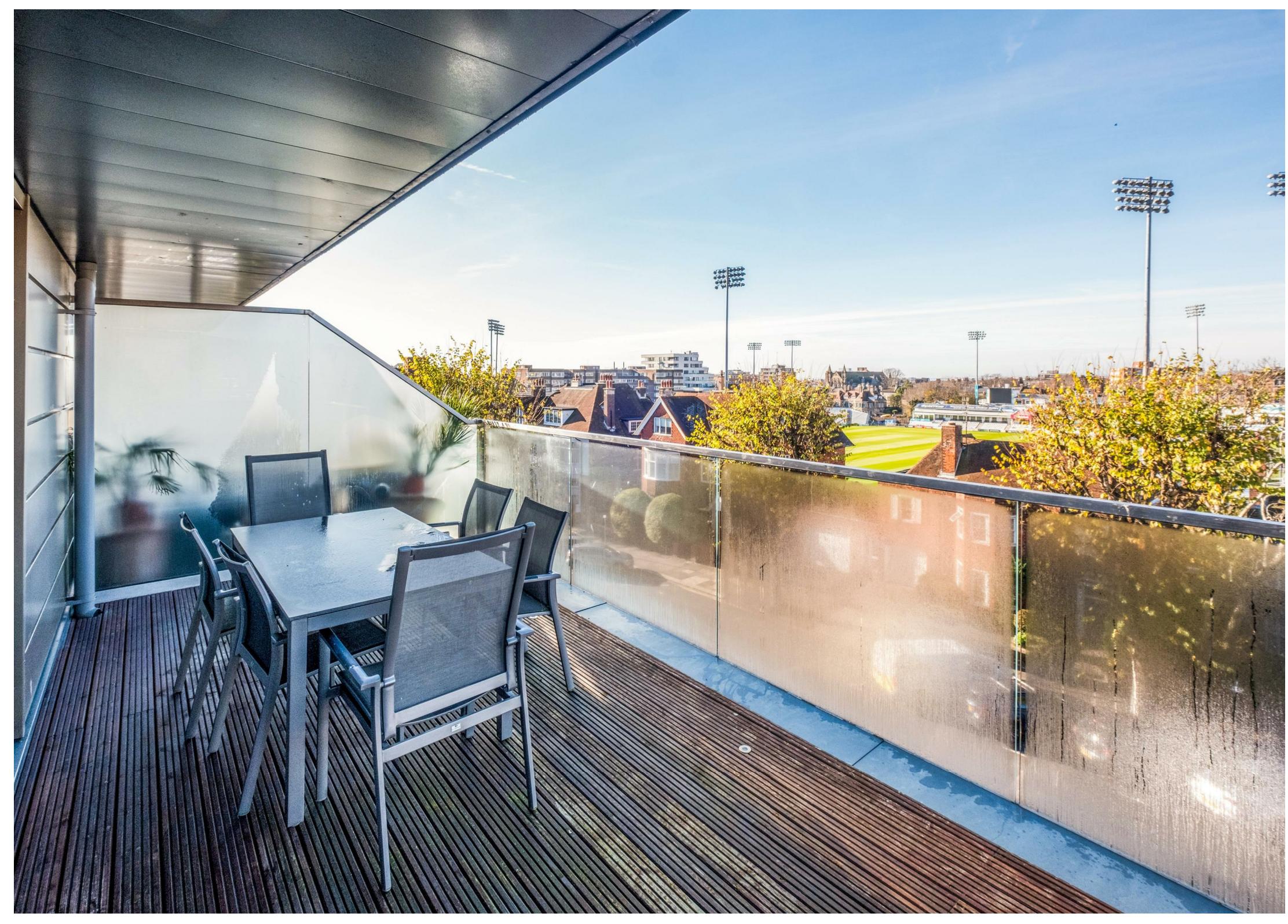
Other key features with the property is the allocated secured underground parking and superb public transport links to London and surrounding areas with Hove Station just a short walk away. A number of bus routes also on your doorstep taking you to other areas the city including a direct link to Brighton College.

This exceptional apartment will be available to rent in early February 2026 and can come either furnished or unfurnished,, presenting a fantastic opportunity for those seeking a stylish and modern living space in one of Hove's most sought-after locations.. Don't miss the chance to make this remarkable property your new home.

# Nicholas James

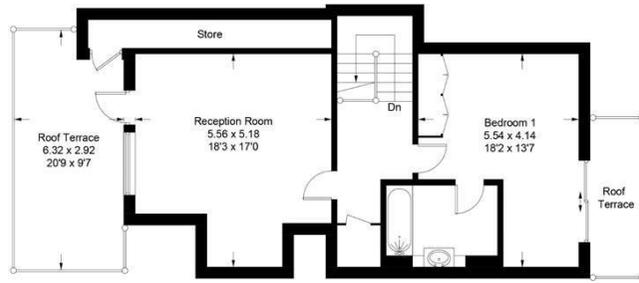
SALES LETTINGS AUCTIONS



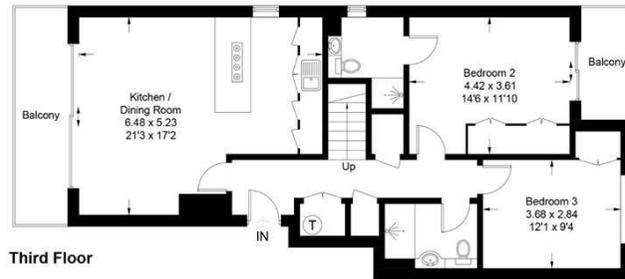


### 7 Verano

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft  
 Store = 4.9 sq m / 53 sq ft  
 Total = 150.3 sq m / 1618 sq ft



Fourth Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259847)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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 Lettings  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

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

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