



£675,000

A spacious three double bedroom garden apartment measuring 1203 sq ft / 111 sq mtrs in one of Hove's most sought-after locations being near the seafront, café culture and shopping facilities of Church Road. A must-see property.

Third Avenue lies adjacent to Church Road and the seafront ideally located for the café culture of Hove together with a comprehensive range of shopping facilities that can be found in Church Road. Hove mainline station in nearby Denmark Villas provides links to London as well as east and west bound connections. Bus services in Church Road provides easy access in to the city centre.

23 Third Avenue is a redbrick, bow fronted, detached residence with the subject property occupying the ground floor approached via its own separate street entrance at the side.

A stained glass leaded light front door opens into a spacious L-shaped reception hall with storage.

Folding glazed doors open into spacious bow fronted living/dining room with an inter-connecting door to an adjoining double bedroom with windows to the front and stained glass leaded light windows to the side with fitted wardrobes to one side.

The recently fitted kitchen boasts a wealth of cupboard storage both above and below whilst incorporating a ceramic hob and extractor hood above, oven and microwave oven, space and plumbing for appliances and a wall mounted combination boiler, in addition to a spacious larder.

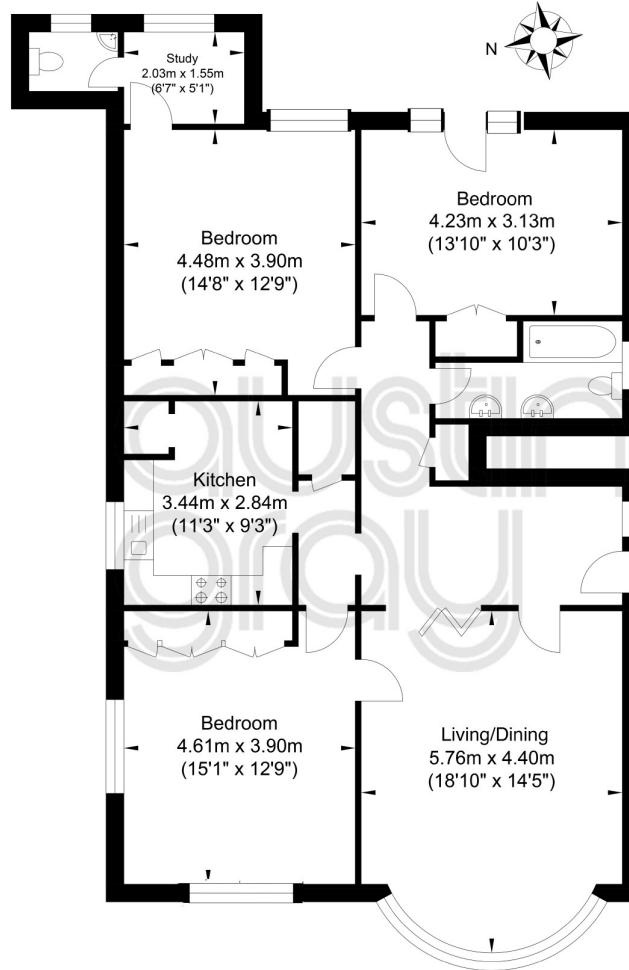
Situated at the rear of the flat are two further double bedrooms one with fitted wardrobes and access to an adjoining room and cloakroom lending itself to the creation of en-suite facilities if required, subject to the necessary permissions and building regulation approvals that may be required.

The second room at the rear overlooks and has access out to the walled and paved rear garden with raised sleeper borders incorporating a vegetable garden and gated side access.

There is a spacious bathroom/WC with twin sinks and a feature stained glass leaded light window to the side.



Third Avenue, Hove



Approximate Floor Area
1203.94 sq ft
(111.85 sq m)

Approximate Gross Internal Area = 111.85 sq m / 1203.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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