



An impressive first floor, two double bedroom, two bathrooms, purpose-built apartment with two balconies, under floor heating and secure underground car parking.

Palmeira Avenue is a wide tree lined road adjacent to Davigdor Road and Church Road where local shopping facilities together with many bars and restaurants can be found. Hove mainline station is nearby providing access to London/The City as well as east and west bound connections. The seafront and promenade are a short stroll away.

Brought to the market in what is considered excellent order throughout having been well maintained by the current owner internal viewing is strongly recommended with the vendors appointed joint sole agents.

Secure entrance with lift and stairs rising to the first-floor vestibule with front door opening into spacious entrance hall with telephone video entry system and cupboard housing hot water cylinder, utility cupboard with space and plumbing for washing machine and a cloaks storage cupboard.

Bedroom one has fitted wardrobes, double glazed sliding patio doors with plantation shutters that overlook and lead out to a decked and balustraded balcony.

En-suite bathroom has a white suite comprising of enclosed bath with fitted shower and handheld shower, wash basin, WC, storage cupboard, opaque double glazed window to the side with plantation shutters, tiled walls and floor, electric towel radiator.

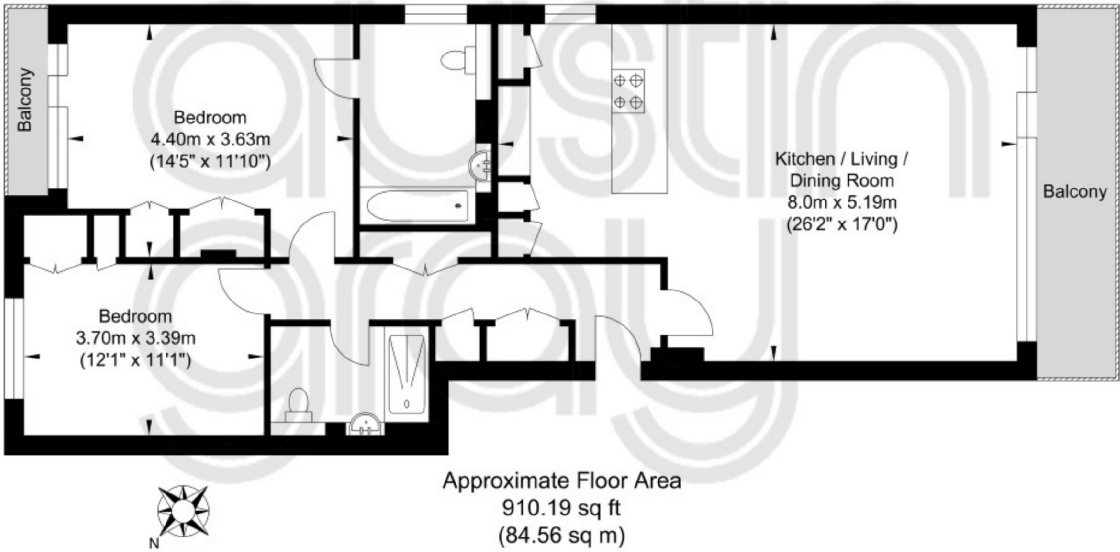
Bedroom two has windows with plantation shutters overlooking the rear and fitted wardrobes.

Shower room has a large walk in shower with glass screen, washbasin, WC, fitted storage, tiled walls and floor, fitted mirror and electric towel rail.

Open plan living room and kitchen with full length doors and plantation shutters out to the balcony. The kitchen is well equipped with Corian work surfaces, ample cupboard space, sink, Siemens double oven, induction hob and extractor over, integrated fridge, freezer and dishwasher, cupboard housing the boiler, wine fridge and window to the side.



Palmeria Avenue, Hove



Approximate Gross Internal Area = 84.56 sq m / 910.19 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Energy Performance Certificate

Apartment 4, Verano, 58 Palmeira Avenue, HOVE, BN3 3GF
Dwelling type: Mid-floor flat
Date of assessment: 13 April 2015
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Reference number: 8604-4173-9539-3197-6453
Type of assessment: SAP, new dwelling
Total floor area: 88 m²

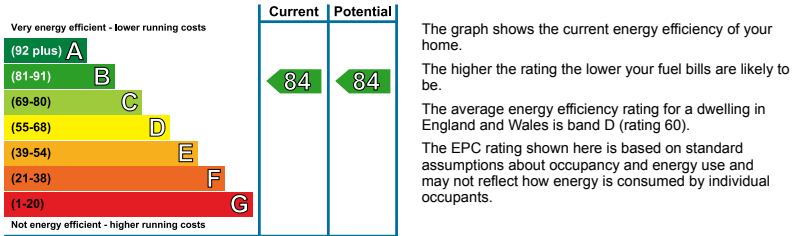
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• Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,119

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	Not applicable
Heating	£ 633 over 3 years	£ 633 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 1,119	£ 1,119	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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.