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23 PALMEIRA SQUARE, HOVE, BN3 2JN

LEASEHOLD £700,000









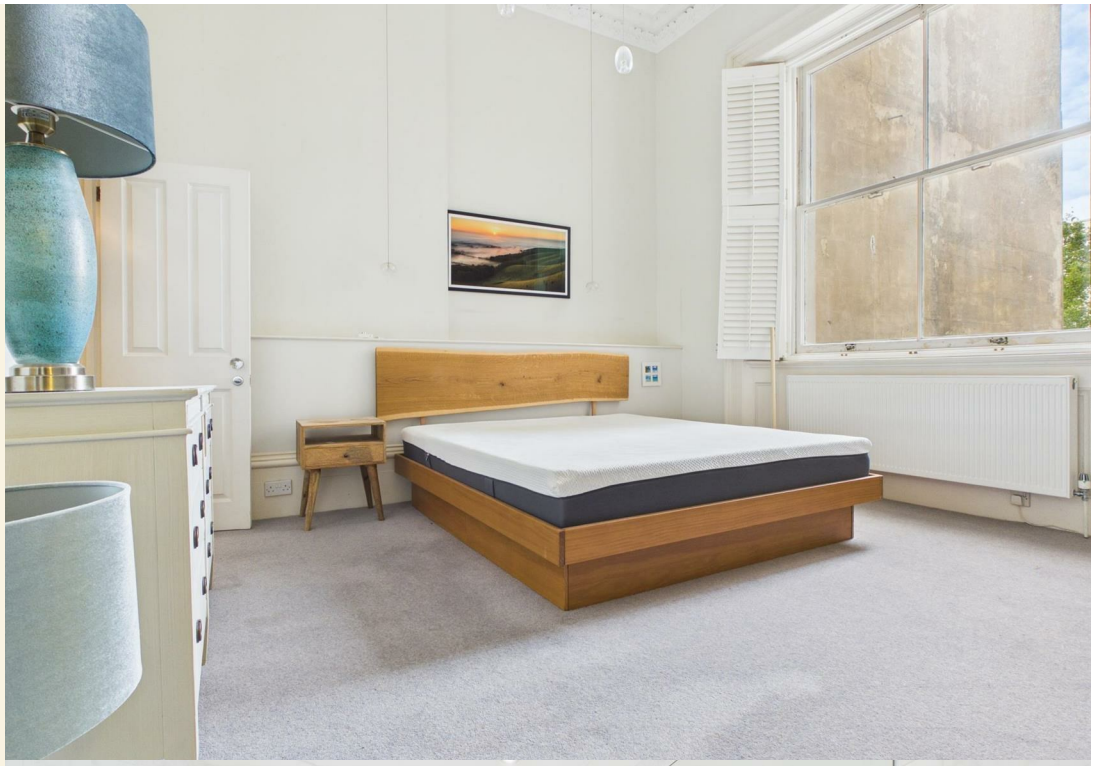
Located in sought after Palmeira Square, Hove, this delightful ground floor period flat offers a perfect blend of classic elegance and modern comfort, spanning an impressive 1,084 square feet.
Upon entering, you are greeted by a welcoming reception room that exudes period features and character providing an inviting space for relaxation or entertaining guests. There is a spacious fitted kitchen with room to dine and a convenient walk in storage cupboard.

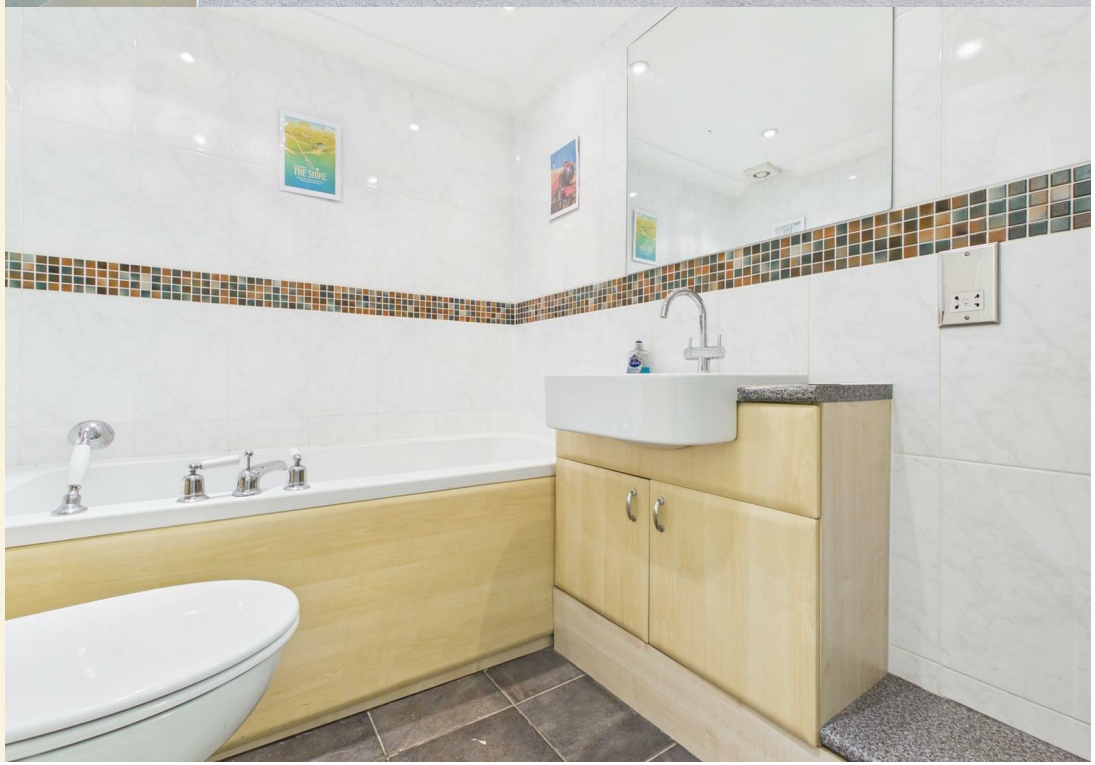
The flat features a Westerly aspect garden with mature planting, ideal for relaxing and enjoying with friends.. There are two bedrooms provided with a bathroom and en suite shower room ensuring convenience and privacy for all occupants.

The location is truly enviable, with the vibrant atmosphere of Hove just a stone's throw away. Residents can enjoy easy access to local shops, cafes, and the stunning seafront, perfect for leisurely strolls or invigorating seaside activities.

This period property not only offers ample living space but also the charm and architectural details that come with its age, making it a unique find in today’s market. Whether you are looking to invest or seeking a new home, this flat in Palmeira Square is a wonderful opportunity that should not be missed.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- 23' LOUNGE/DINING ROOM
- SPACIOUS KITCHEN/DINING ROOM
- TWO BEDROOMS
- WEST ASPECT REAR GARDEN
- BATHROOM AND EN SUITE SHOWER ROOM
- WEALTH OF PERIOD FEATURES
- NO CHAIN









GROUND FLOOR

ENTRANCE HALL
Ceiling coving, entry phone system, three wall light points, engineered oak flooring, radiator.

LOUNGE
Three sash windows with folding plantation style shutters, ornate ceiling coving and rose, feature fireplace with marble mantle, cast iron grate and marble hearth, fitted desk with cupboards and shelving to one wall, two wall light points, high skirting, two radiators.

BATHROOM
Fitted with white suite comprising panelled bath with retractable shower head, worktop with wash hand basin with mixer tap and cupboards under, fitted mirror over, low level WC with concealed cistern, ceiling coving, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

BEDROOM 1
West aspect sash window with plantation sytle shutters, ornate ceiling coving and rose, pendant lights, fitted wardrobe, high skirting, radiator, door to:

EN SUITE SHOWER ROOM
Fitted with white suite comprising tiled shower cubicle, worktop with inset wash hand basin, mixer tap and cupboards under, fitted mirror over, low level close coupled WC with concealed cistern, ceiling coving, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan.

KITCHEN/DINING ROOM
Fitted with a range of eye level wall cupboards and base cupboards and drawer units, granite worktops, tiled surround, inset stainless steel sink with mixer tap, electric oven, gas hob with extrctor hood over, plumbed space for washing machine, dishwasher, fridge, freezer, walk in storage cupboard, further cupboard housing boiler, recessed downlighting, South aspect sash window, further South aspect sash window with plantation style shutters, engineered oak flooring, frosted glass pane door to:

INNER HALL
Engineered oak flooring, glass panel door to REAR GARDEN, door to:

BEDROOM 2
West aspect sash window with plantation style shutters, view to REAR GARDEN, desk with cupboards and drawers under, wall mounted cupboards, fitted wardrobes, radiator.

EXTERNAL

REAR GARDEN
25 x 25
West aspect, paved, borders with mature planting.

ADDITIONAL INFORMATION
Lease - Leasehold
Maintenance - £2,050 + £850 into sinking fund P.A.
Ground Rent - £150 P.A.
Council Tax Band D - £2,579.44







Approximate total area(1)

1084 ft²

100.6 m²

Balconies and terraces

47 ft²

4.4 m²

(1) Excluding balconies and terraces

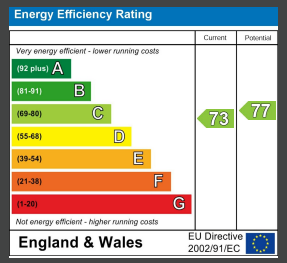
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ENERGY PERFORMANCE CERTIFICATE (EPC)



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