



Fourth Avenue, Hove, BN3 2PN

welcome to Fourth Avenue, Hove

- PRIVATE PATIO
- CHAIN FREE
- OWN STREET ENTRANCE
- SHARE OF FREEHOLD
- STUDY AREA
- CLOSE TO BEACH AND RESTURANTS
- HOVE STATION CLOSE-BY

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 715.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000

view this property online fox-and-sons.co.uk/Property/CRH102786



Property Ref:
CRH102786 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Fox & Sons Estate Agents are delighted to offer for sale this spacious one-bedroom apartment, ideally situated in the heart of central Hove and being sold chain free with a share of the freehold. Perfectly positioned just moments from the seafront, an excellent selection of shops, cafés, restaurants and transport links, this well-presented home benefits from its own private entrance and patio area. The accommodation comprises an open-plan living space with wood flooring, a bay window and fitted kitchen with integrated appliances, a double bedroom with built-in storage, an en-suite shower room, a versatile office/dressing room, and a separate WC. Offering the advantages of share of freehold ownership, this property would make an ideal first-time purchase, investment or seaside home in one of Hove's most sought-after locations.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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