

SHARE OF FREEHOLD



Apartment (EPC Rating:)

FLAT 2, 15 THIRD AVENUE, HOVE, BN3 2PB

Offers In Excess Of

£1,000,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom Apartment located in Hove

Exquisite interior design, generous proportions and stunning period features greet you in this magnificent three-bedroom mansion flat encompassing the entire first floor of a substantial Victorian villa in Central Hove. It sits within the prestigious Avenues Conservation Area, just moments from the beach and the award-winning restaurants and artisan cafes of Church Road, so it is perfectly positioned to explore the city on foot.

Newly renovated to exacting standards using only the finest materials and finishes, the interior decoration impresses with many contemporary features ready for entertaining and the modern lifestyle. There are two large balconies facing both east and west to catch the sunshine right through the day, yet Hove Lawns and some of the cleanest beaches on the coast are just a stone's throw away for sunny walks along the promenade.

Third Avenue leads south from Church Road to the sea, characterised by grand Victorian and Edwardian villas enjoying sea views. This property falls into the latter era with a broad gable, hung tiles and an Art's & Crafts style balcony spanning the front of the building.

Immediately impressive and staggeringly beautiful, every inch of this exquisite home has been thoughtfully designed to complement the original character of the building while bringing it shining into the 21st Century. Even below the immaculate aesthetic, the workings of the home have been renewed, so you can rest assured they will last for many years to come.

The open plan living room invites entertaining with clearly defined areas for formal dining and relaxation. Pale oak herringbone flooring runs through the space, complementing the palette of calico creams and white which are picked up in the marble stone worktops and splashbacks in the kitchen. These warm tones are also found in the Neptune kitchen cabinetry which echoes the floor, offering a wealth of storage solutions alongside integrated appliances for a streamlined finish. Brushed rose gold fixtures and light fittings complete the tonal scheme.

Next door, the first ensuite bedroom shares the same westerly aspect, period features and generous proportions of the living room, with the added benefit of balcony access. This sun terrace has ample space for sunbathing in the last of the sunshine where you can gaze down the road, past the beautiful period architecture to the sea. Inside, the soft cream palette continues over wall panelling and bespoke cabinetry to house entertainment systems, ornaments and books, while a wall of built-in

wardrobes has ample clothes storage space for two. The ensuite shower room is lined in grey and white brick marble tiling and boasts a large walk-in rainfall shower to revive you each morning before work.

Two further principal bedroom suites sit peacefully to the rear of the building sharing access to the second balcony spanning the back of the house. The beautiful interior design and ample clothes storage is repeated in these rooms with each en suite bathroom enjoying its own unique style. One has a gleaming, freestanding copper bath with wall mounted taps, while the other is lined in marble with dual hand basins and dual rainfall showers so couples can get ready together in the morning or before bed. The brushed gold fixtures echo those in the kitchen providing warmth while picking up the blush hues within the marbling.

Vendor's Comments:

"This has been an incredible project for us and a huge success. We feel we have breathed new life into this amazing property which we hope to be enjoyed for many more years to come. We cannot fault the area either as there is so much to entertain you within easy walking distance. Commuters can be at Hove station in 10-minutes, and nature lovers will enjoy the beach and prom at any time of year."

Education:

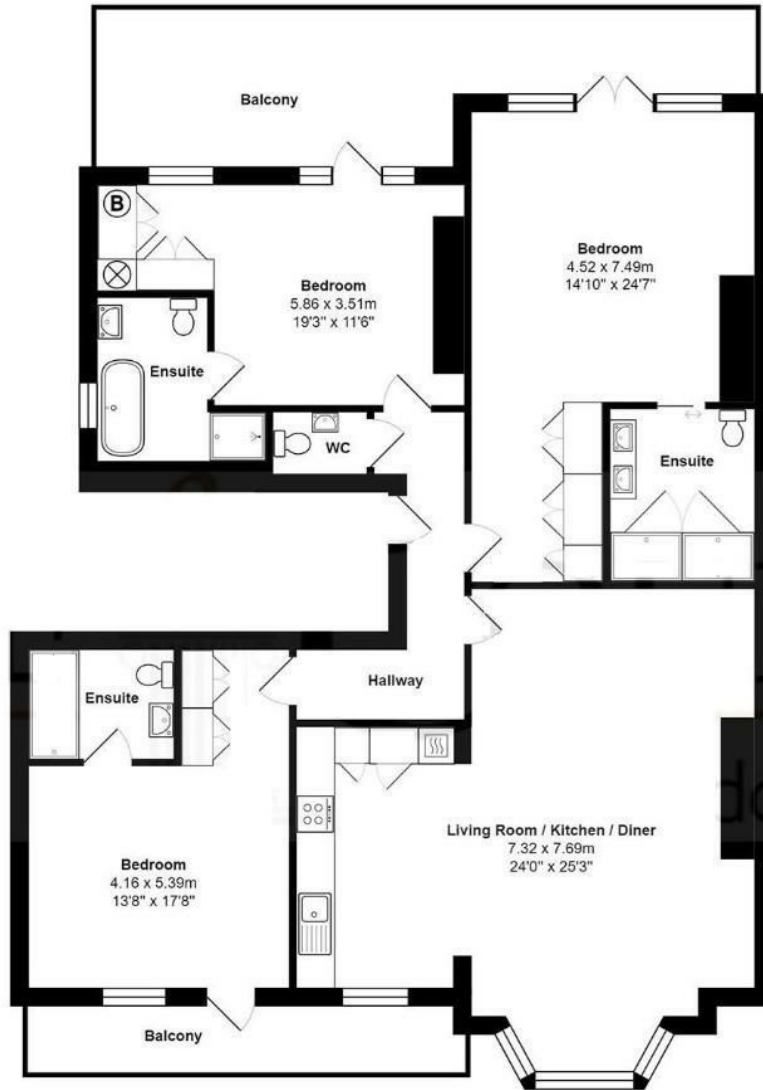
Primary: Brunswick Primary, Hove Primary School
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
Private: Brighton College, Lancing Prep, Windlesham, Brighton Girls School

Good to Know:



This exceptionally spacious mansion flat is situated in a prestigious area with a huge variety of boutique shops, artisan eateries and a fantastic café culture nearby. The beach and Hove Lawns are also on your doorstep, as are some beautiful parks, and the city centre shopping districts, theatres and museums are also within easy reach. This apartment also offers easy access to Hove Station and the A23/A27 which have direct and fast links to the universities, airports and London.





Total Area: 134.6 m² ... 1449 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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 are advised to recheck the measurements.