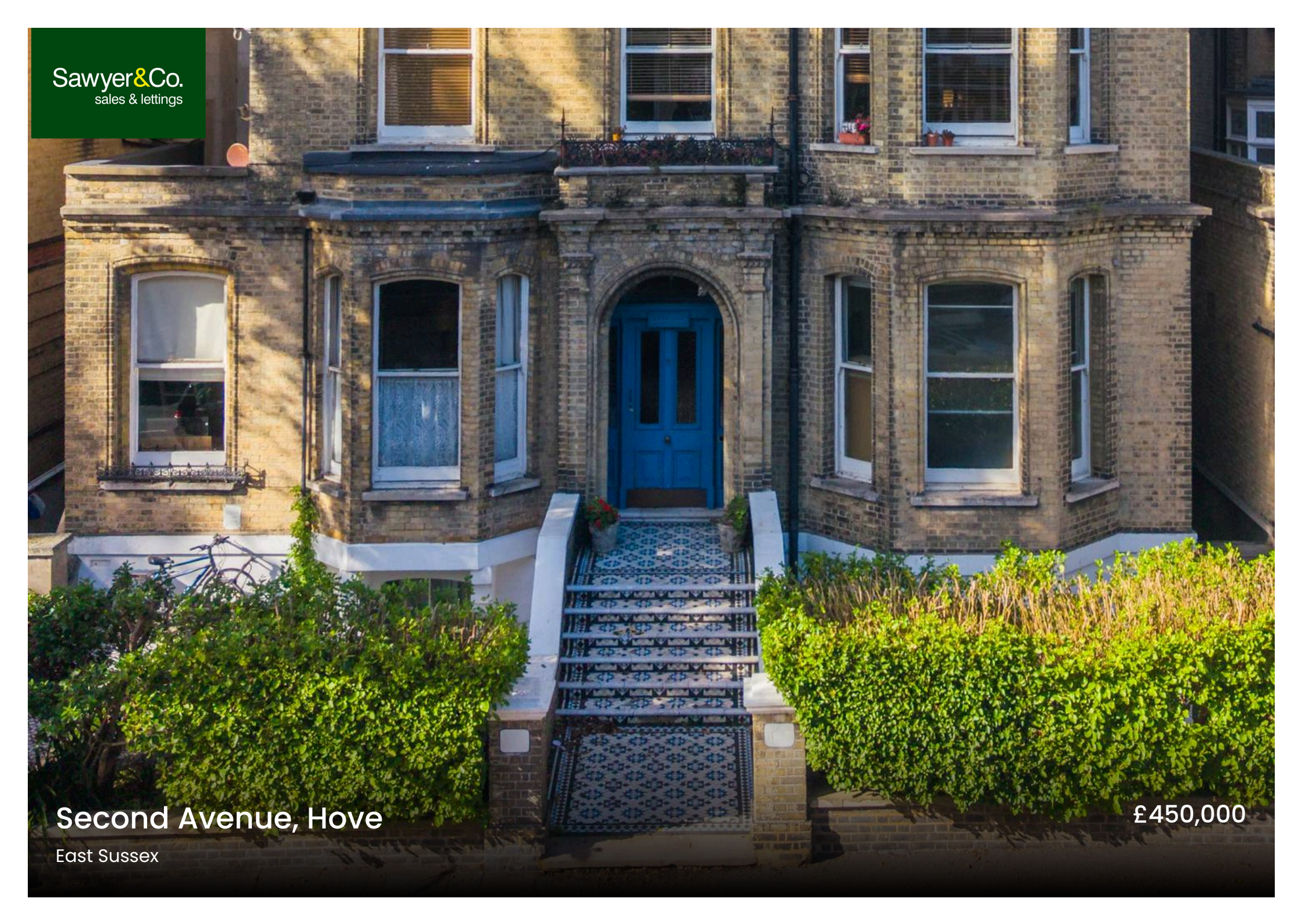


A three-story brick house with a prominent blue door set within an arched stone frame. The steps leading to the door are covered in a blue and white patterned rug. The house features bay windows on both floors, with flower boxes under the upper windows. A bicycle is parked on the left side of the property, and large green bushes are in the foreground.

Sawyer&Co.
sales & lettings

Second Avenue, Hove

East Sussex

£450,000



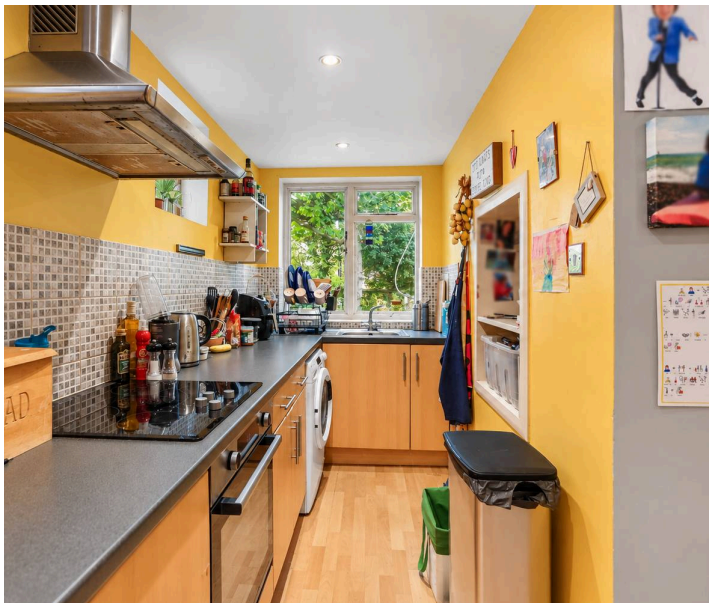
Malvern House, Second Avenue

Hove

Located in the heart of Hove with excellent access to the seafront and the amenities on Church Road, a bright TWO BEDROOM, RAISED GROUND FLOOR APARTMENT in a PERIOD BUILDING with SHARED REAR TERRACE & COMMUNAL GARDEN. Sold with NO ONWARD CHAIN & SHARE OF FREEHOLD.

Set within a substantial detached Victorian villa, this spacious apartment features a generously sized lounge and dining area, where a large bay window floods the room with natural light and provides direct access to the rear shared terrace and communal garden. The separate fitted kitchen offers ample worktop space alongside a good range of wall and base units, and there are two well-proportioned bedrooms, both of which benefit from fitted wardrobes. The principal double bedroom enjoys a delightful bay window, while the second bedroom features a mezzanine area, providing useful additional storage. A good-sized bathroom with a shower over the bath completes the accommodation.

Outside, the property enjoys direct access to a large, well-maintained west-facing communal garden, providing an inviting space to relax and make the most of the afternoon and evening sunshine. Secure bicycle storage is also included, adding further practicality.





The Local Area

With a bustling cafe culture at one end of the road and Hove Lawns, the seafront and beach at the other, The Avenues are one of Hove's most sought-after addresses and perfectly situated for all that the city has to offer. When it comes to shops, cafes, bars, and restaurants, there's no shortage of choice with the amenities of Church Road, Western Road and Brighton & Hove City centre all close by. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages, while Hove mainline train station is less than a mile away, providing regular routes to London, Gatwick and the South Coast.

Further Information

Situated in parking zone N, this apartment is currently in council tax band C, which is charged at £2,292.84 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

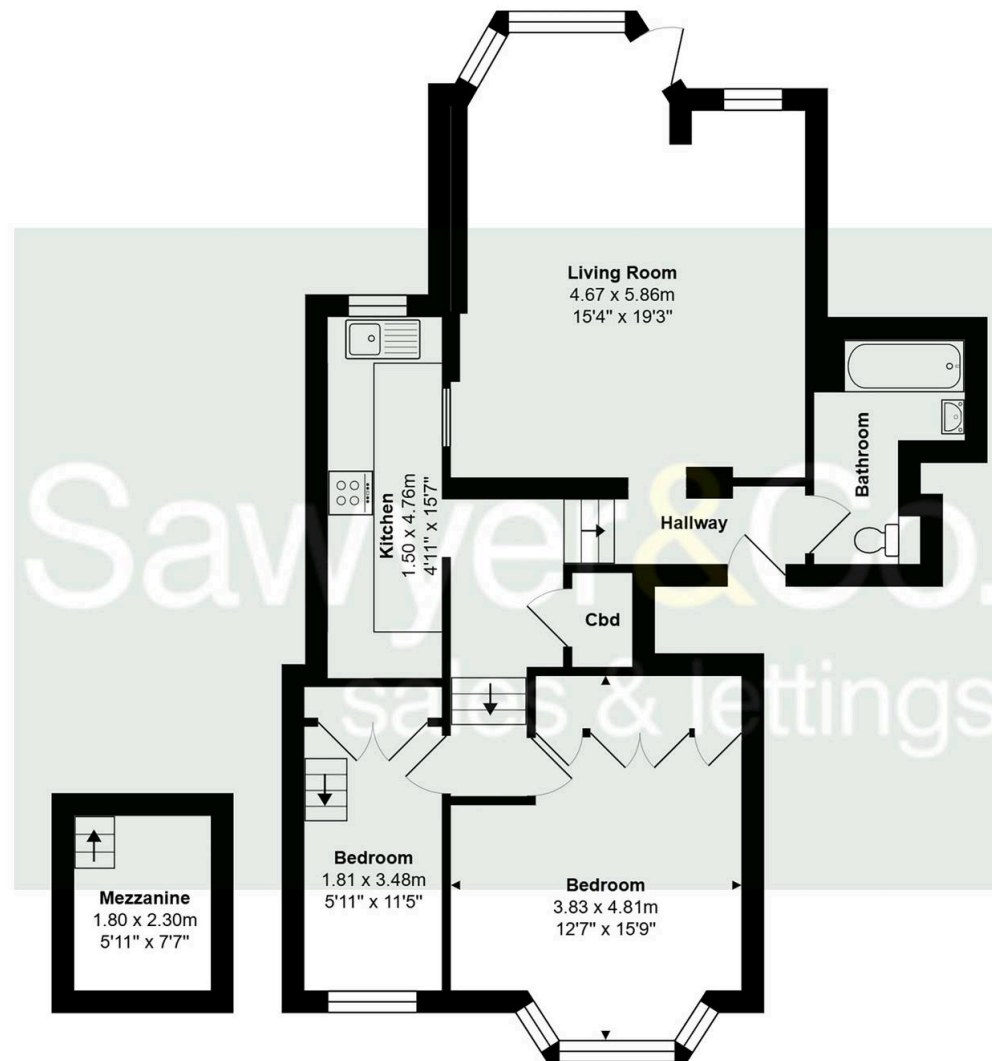
Unexpired term on lease - 953 years

Service Charge - £2,400 per annum (paid monthly)

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 75.6 m² ... 813 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co– Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.