

## Kinsale Court, Palmeira Avenue

Hove

Guide Price £300,000 – £325,000





Perfectly situated close to Hove seafront and the amenities on Church Road and Western Road, a bright and spacious TWO-BEDROOM FIRST-FLOOR APARTMENT with a SEPARATE KITCHEN. Sold with NO ONWARD CHAIN.

Set on the first floor of a well-maintained, purpose-built block, this good-sized property offers bright and comfortable living throughout. The spacious lounge/diner is flooded with natural light thanks to its double-aspect windows and an attractive square bay, while the separate kitchen is fitted with modern wooden units.

The accommodation includes a generous double bedroom, a second smaller bedroom, and a sizeable bathroom featuring a shower over the bath. A welcoming entrance hallway completes the layout, with useful built-in cupboards offering excellent additional storage.

#### **The Local Area**

Located in the heart of Hove, the seafront and the green open spaces of St Anne's Well Gardens, Hove Lawns, Palmeira Square, and Brunswick Square are only a short walk from your door. When it comes to shops, bars and restaurants, there's no shortage of choice. The amenities of Church Road, Western Road and Brighton's famous South Lanes and North Laines are within easy reach, offering everything from high street to independent stores.





### **Additional Local Information**

Plenty of bus services in the city provide access to all parts of Brighton and Hove, as well as nearby outlying villages and up to Devil's Dyke. Hove and Brighton mainline train stations are both within easy reach, providing convenient and regular mainline links for commuters. Local schools include Hove Junior School, St Andrew's C of E (Aided) Primary School, Cottessmore St Mary's Catholic Primary School, Cardinal Newman Roman Catholic School and Sixth Form College, and BHASVIC, together with the independent Brighton Girls and St Christopher's School.

### **Further Information**

Palmeira Avenue is located in parking zone O. The council tax band is C, which is charged at £2,182.92 for 2025/26.

EPC Rating - C Council Tax - C Parking Zone - O

Broadband & Mobile Phone Coverage - Prospect 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: Leasehold

Unexpired term on lease - 939 years

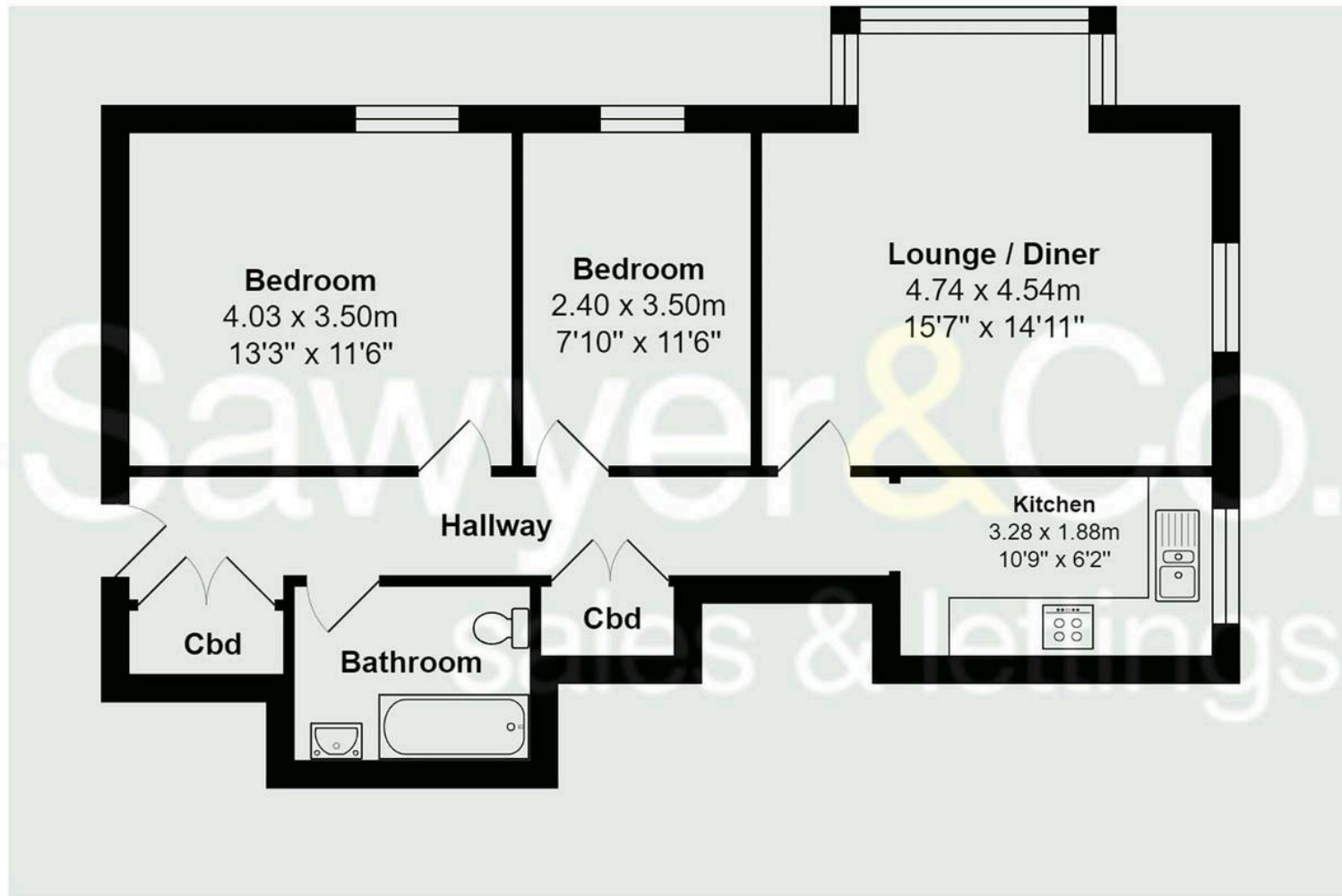
Service Charge - £2,766.92 pa

Ground Rent - £34.48 pa

Reserve Fund - £313.66 pa

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





Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.