



## 29 Adelaide Crescent Hove, BN3 2JH Offers In Excess Of £500,000

Set within the prestigious Adelaide Crescent, this beautifully presented lower ground floor apartment offers a rare opportunity to enjoy coastal living in one of Hove's most desirable addresses. Just moments from the seafront and benefitting from a shared courtyard patio garden, this home perfectly combines elegance, versatility, and convenience.

Upon entering, a spacious 21-ft entrance hall creates a warm and inviting first impression. The heart of the property is the impressive open-plan living, kitchen, and dining area, measuring 18 ft x 16 ft, an ideal space for entertaining or simply relaxing at home. Alongside two well-proportioned double bedrooms and a third smaller bedroom currently being used as an office. The apartment features a stylish shower room with separate bath, shower, sink and W.C.

Part of a well-maintained Grade II listed building, this property benefits from a share of the freehold. Offering 785 sq/ft of accommodation in excellent condition, it presents a wonderful balance of period character and modern comfort.

The location is equally appealing. With the beach on your doorstep, charming independent shops, city-centre shopping districts, and leafy parks all nearby, everything you need is within easy reach. Excellent transport links, including Hove and Brighton stations with direct connections to London and major airports, make this a highly convenient base.

This exceptional property is a true gem by the sea. Contact us today to arrange a viewing.

### Viewing

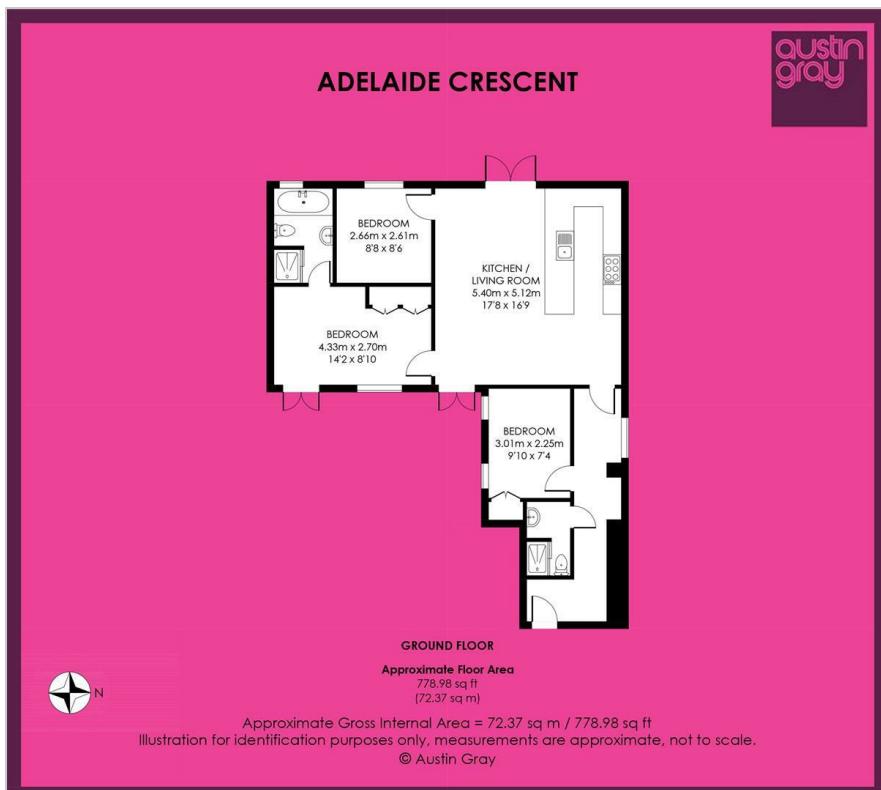
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- \*\*\*\* Guide Price £500,000 - £550,000\*\*\*\*
- Share Of Freehold
- High Ceilings Throughout
- Open Plan Kitchen/ Living Room/ Diner
- Outside Space
- Grade II\* Listed
- Highly Sought After Location
- Stones Throw From Hove Seafront
- Service Charge: £1728 p/a
- Council Tax Band: B



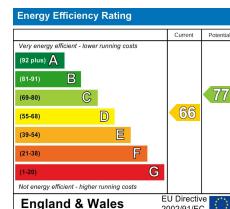
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.