

austin gray

37-38 Adelaide Crescent

Hove, BN3 2JL

Offers Over £450,000

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37-38 Adelaide Crescent

A substantial Grade II* listed three-bedroom lower ground floor apartment, ideally positioned on Adelaide Crescent, moments from the seafront and Hove Lawns. Offering approximately 1,001 sq ft (92.98 sq m) of internal accommodation, the property combines generous proportions with excellent outside and storage space, making it an ideal home for those looking for a substantial apartment in an exceptionally convenient coastal location.

The accommodation comprises a welcoming entrance hallway leading through to a particularly impressive 18' x 14' living room, with plenty of space for both relaxing and dining. The separate kitchen is well equipped with a good range of fitted units and integrated appliances.

There are three well-proportioned bedrooms, including a large principal bedroom with an adjoining dressing room and en-suite bathroom. A further bedroom is also generously sized, while the third could equally suit use as a bedroom, home office or study. A separate family bathroom completes the internal accommodation.















One of the property's standout features is the private patio, accessed directly from the apartment, providing a useful outdoor space that is particularly rare for a property in such a prime central Hove location.

The property also benefits from a very large private storage locker, ideal for bikes, paddleboards, outdoor equipment and general household storage. Residents further have access to secure communal bike storage, adding another practical benefit for those making the most of the seafront and surrounding area.

Situated on Adelaide Crescent, the apartment is about as close to the Hove seafront and Hove Lawns as you could wish for, with the beach, promenade and extensive open spaces practically on the doorstep. Church Road is also within easy walking distance, offering an excellent selection of independent shops, cafés, bars and restaurants, while Hove station provides convenient rail links to London and beyond.

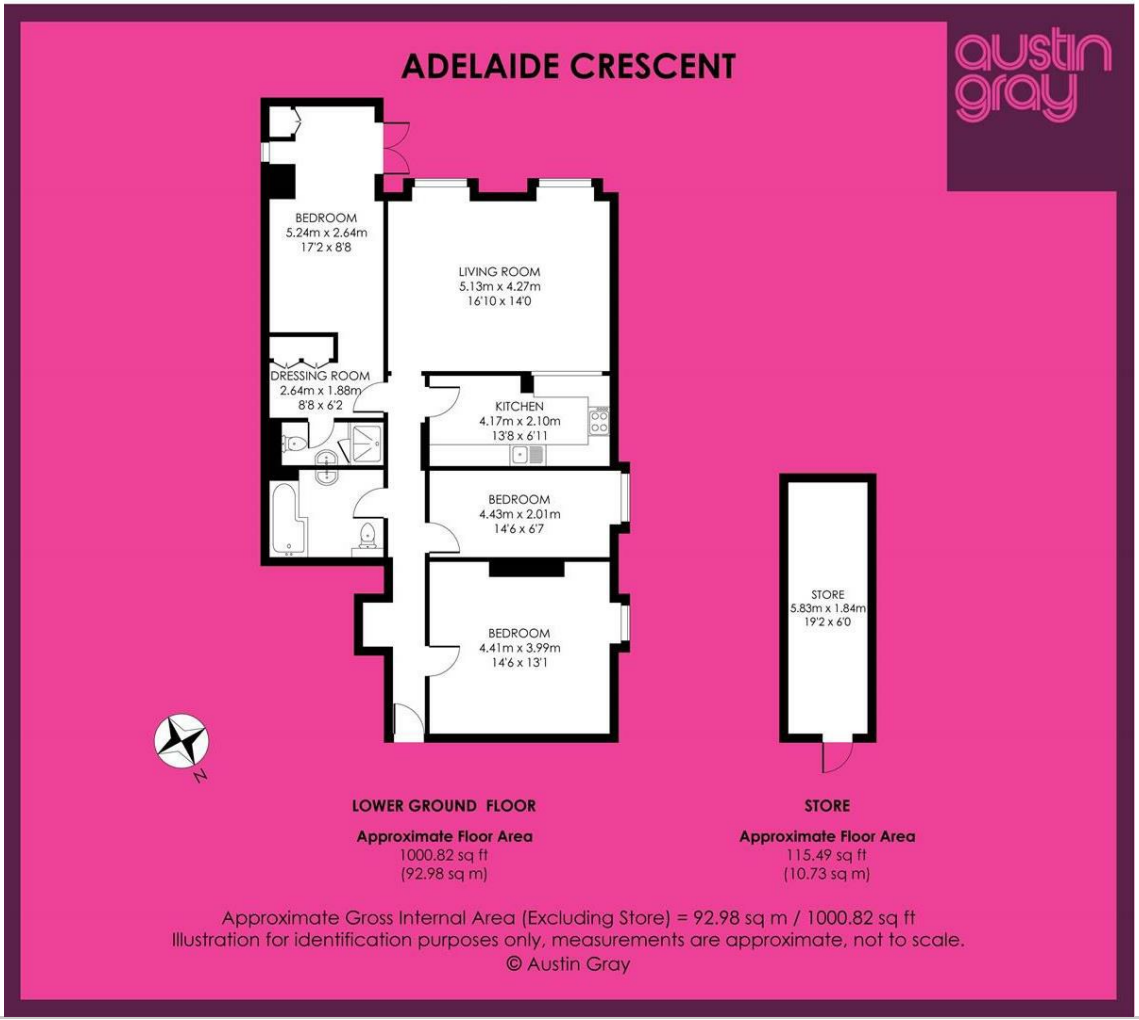
EPC rating: TBC
Tenure: Leasehold 991 years remaining
Maintenance charges: £3,000 pa
Council tax band: B
Parking zone: M



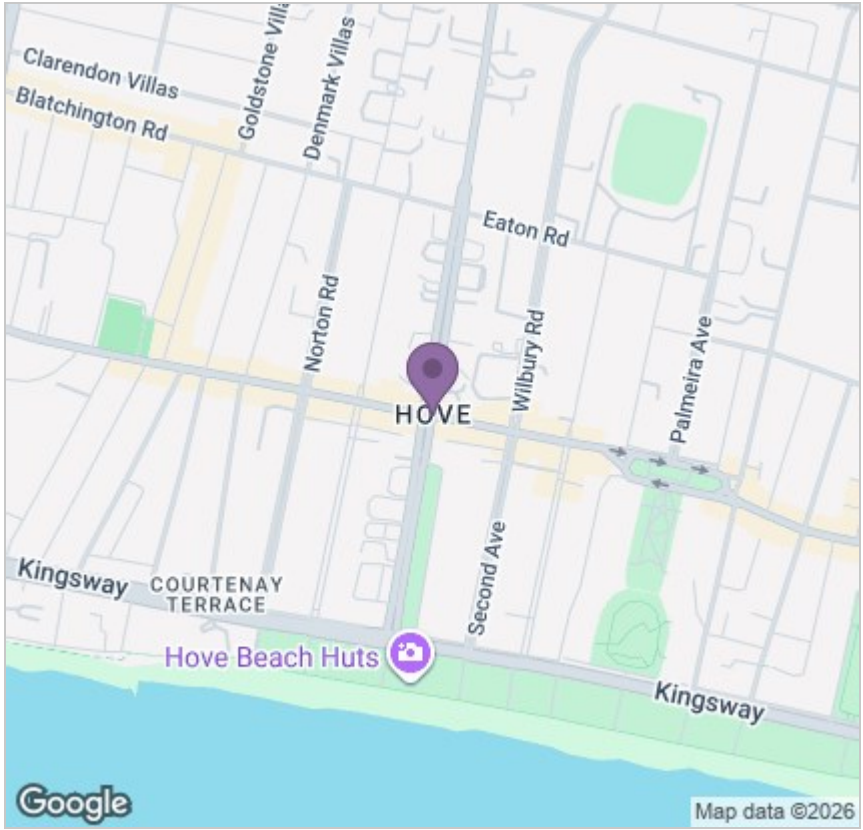




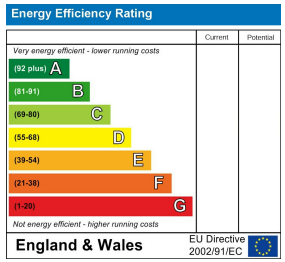
Floor Plan



Area Map



Energy Efficiency Graph



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.

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