



15 Durham Court, Fourth Avenue, Hove, BN3 2PS

Spencer
& Leigh

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Price £169,950 - Leasehold

- Well presented studio flat
- Ideally located on the top floor
- Spacious main studio room with storage space
- Extended lease to 164 years
- Fitted kitchen with appliances included
- White bathroom suite with a bath and shower
- Gas fired central heating
- Well maintained block
- No onward chain
- Fantastic location in the sought after "Avenue's"

Located in the heart of Hove on the desirable Fourth Avenue, this well-presented studio flat offers a perfect blend of comfort and convenience. This top-floor studio boasts attractive rooftop views, providing a serene backdrop to your daily life.

The spacious main studio room is designed for both relaxation and functionality, featuring ample storage space to keep your living area tidy. The separate fitted kitchen is well-equipped, making it easy to prepare meals and entertain guests. The white bathroom suite, complete with both a bath and shower.

One of the features of this studio is the extended lease, which is currently 164 years, offering peace of mind for future ownership. With No Onward Chain, this property is ready for you to move in and make it your own.

The location is truly fantastic, situated just a stone's throw from the seafront and beautifully maintained lawns. The sought-after "Avenue's" area is known for its vibrant community and proximity to local amenities, making it an ideal choice for those seeking a lively yet tranquil lifestyle.

This studio flat is perfect for first-time buyers, investors, or anyone looking to enjoy the best of Hove living. Don't miss the opportunity to view this charming property and experience all it has to offer.



Durham Court is a popular purpose built block located just one street away from the popular Hove seafront! This location is always considered to be excellent with local parks, Hove Seafront, Hove Lagoon and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Living Room
21'10 x 12'7

Kitchen
7'2" x 5'11"

Bathroom
6'2" x 5'11"

Property Information
164 years remaining on the lease
Service Charge £1,971.28
No Ground Rent
Council Tax Band A: £1,719.63 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone N
Broadband: Standard 15 Mbps and Superfast 119 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Disclaimer
Spencer & Leigh Ltd advise that the owner of this property is related to a member of our staff in compliance with The Estate Agents Act 1979.

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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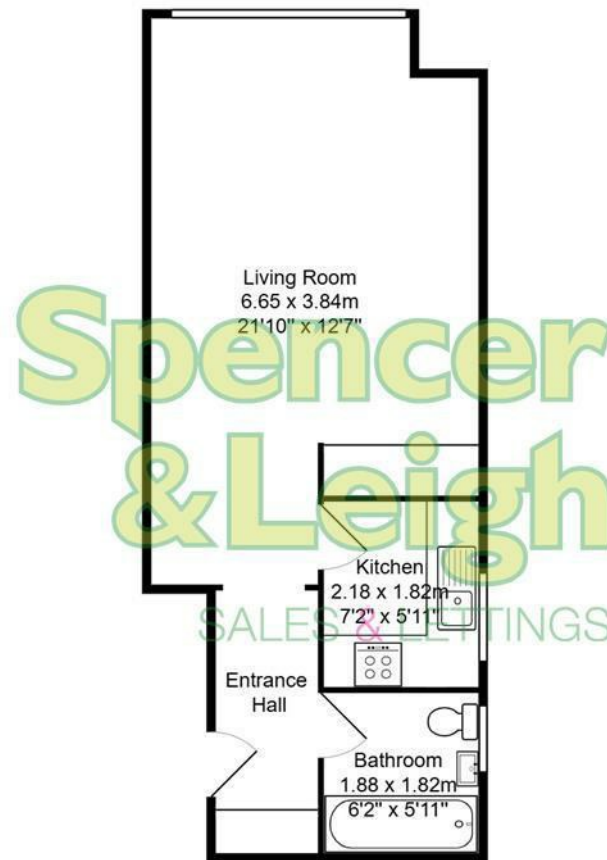


Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Total Area: 35.0 m² ... 377 ft²

All measurements are approximate and for display purposes only.