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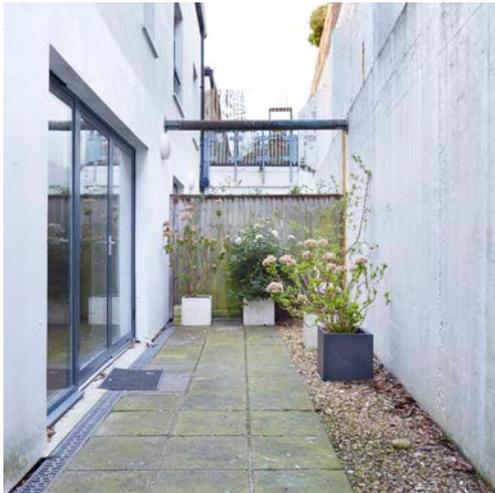
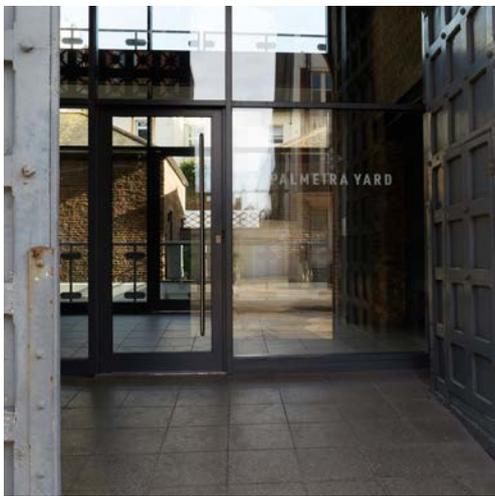
PALMEIRA YARD

palmeira
yard

NASH
WATSON

an iconic address in central Hove..

Palmeira Yard is an iconic address in central Hove. Designed in 1893, this Grade II Listed building's latest incarnation is loft-style apartments. The lower ground apartment has a living, dining and kitchen area, two bedrooms - one with en-suite, and there's a bathroom. A patio is accessed from the living and kitchen area. Airy, minimalist and bold, this is a great blank canvass set inside a distinctive and inspirational building. Located close to Hove's shops and the seafront.

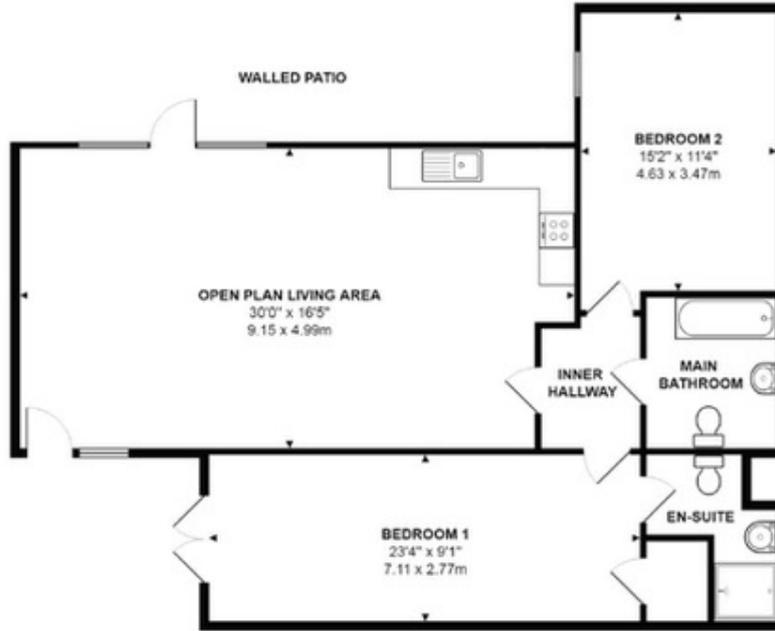


The particulars we have prepared in this brochure are just a guide. No survey has been carried out and room sizes are approximate. Whilst we take reasonable care to ensure its accuracy, we cannot guarantee this and do not supply any warranty or representation of any kind in relation to the content herein.

palmeira yard

grade II listed building | open plan living, kitchen and dining
two bedrooms - one with en-suite | patio garden

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TOTAL AREA
Approx: 95.3 m² 1026 ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold (approx 133 years remaining)
Service Charge: £1963 p/a
Ground Rent: £250 p/a
Building Insurance £976.31 p/a
Council Tax band: E
EPC rating: D62
Car Free Development

Our redress scheme is The Property Ombudsman www.tpos.co.uk
Nash Watson Ltd have client money protection insurance provided
by Client Money Protect Membership number: CMP003294
www.clientmoneyprotect.co.uk