

# PHILLIPS & STILL



- A Spacious Fourth Floor Two Bedroom Apartment
- Stunning Condition Throughout
- Modern fitted kitchen and Bathrooms
- High Ceilings with many period features
- Highly Sought After Central Location

## Grand Avenue, Hove, BN3 2NA

O.I.R.O £675,000

A rare opportunity to acquire this amazing fourth floor apartment in one Hove's most prestigious mansion buildings set in the very heart of Hove, close to the seafront and all the fabulous local amenities, bars and restaurants. This stunning, spacious and extremely light property would be ideal as a home, investment or weekend retreat.



## Property Description

This beautiful Victorian mansion block sits prominently on one of Hove's finest roads with a vast array of independent coffee houses and restaurants nearby and combined with Hove lawns and the popular seafront being only a stone's throw it's a location that won't fail to impress.

You are on the doorstep of a variety of boutique shops and gastro pubs which makes this fantastic cosmopolitan city so exciting and vibrant. This is also a very convenient location for anyone who needs to commute to London or Gatwick as Hove railway station is within walking distance.

The building was built in the 1880's and has a soft heritage colour scheme, original period detailing and generous proportions are just a few of the features that remind you of the grandeur of this Hove home, whilst contemporary interior design features accommodate today's modern lifestyle. There is also a large sweeping staircase with a lift access and bike storage available.

This stunning apartment is positioned on the 4th floor and comprises of a large hallway that loops round the property, a spacious sitting room which is perfect for entertaining/ dining with guests and family, two double bedrooms, shower room and bathroom meaning que's in the morning will be a thing of the past. The stylish Kitchen/ Breakfast room has an array of built in appliances, plus ample space to enjoy breakfast in the mornings before setting off on your day. The property is in excellent decorative order throughout meaning you can simply unpack and move straight in.



# Accommodation

## FOURTH FLOOR

### ENTRANCE HALL

### MASTER BEDROOM

15' 8" x 15' 1" (4.78m x 4.6m)

### SITTING ROOM

15' 7" x 15' 0" (4.75m x 4.57m)

### SHOWER ROOM

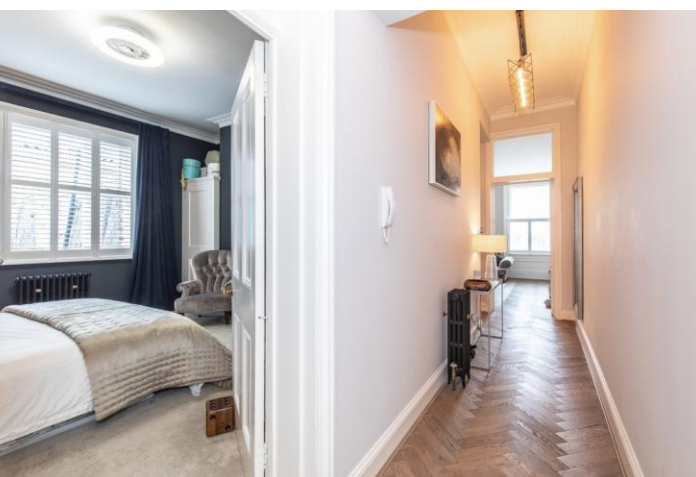
### BEDROOM TWO

16' 1" x 15' 8" (4.9m x 4.78m)

### KITCHEN/BREAKFAST ROOM

15' 3" x 9' 1" (4.65m x 2.77m)

### FAMILY BATHROOM



**Grand Avenue Mansions,  
Grand Avenue, Hove, BN3 2NA**

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft



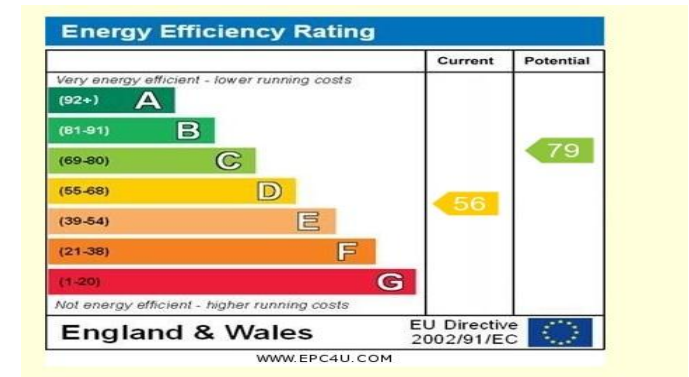
**Fourth Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

**Picture this...**

Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively, if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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