

# 8 Grand Avenue

Hove, BN3 2LF

**Asking price £725,000**

This two bedroom first floor apartment is not only located in a beautiful red brick period building, designed by Amos Faulkner built by the renowned builder William Willett, it is also moments away from Hove Seafront and Lawns.

The ideal property for leisurely weekends with the restaurants and bars a stones throw from Church Road or a walk along the seafront to Brighton's main shopping attractions. The master bedroom is a sanctuary of grandeur, accommodating a king-size bed which takes centre stage, whilst bespoke joinery and built-in wardrobes provide ample storage space.

The attention to detail is evident throughout.

Bedroom two is also a great size and whilst currently used as an office work space comfortably hosts a double bed for guests.

The bathroom is beautifully designed featuring a VOLA towel rail, a Laufen sink with a concealed flush toilet, A Philippe Starck X Duravit concealed bathroom cabinet and a large walk-in shower.

The living space is stunning, with high ceilings and huge amounts of light fill the room through the bay fronted windows.

Access to the kitchen and large roof terrace.

Adjacent to the living room is the bespoke kitchen, crafted by "Wood Works". Showcased with a stripped-back aesthetic with matt black Valchromat worktops and cabinetry. A conveniently positioned larder discreetly houses a washing machine and dryer. LED-lit, recessed shelving provides additional storage, combining practicality with tasteful design.

The kitchen is equipped with an array of cutting-edge technology, including hidden Neff and Siemens smart appliances. An integrated dishwasher, Wi-Fi-enabled combi steam oven, hob, and a Quooker instant boiling and filtered water tap.

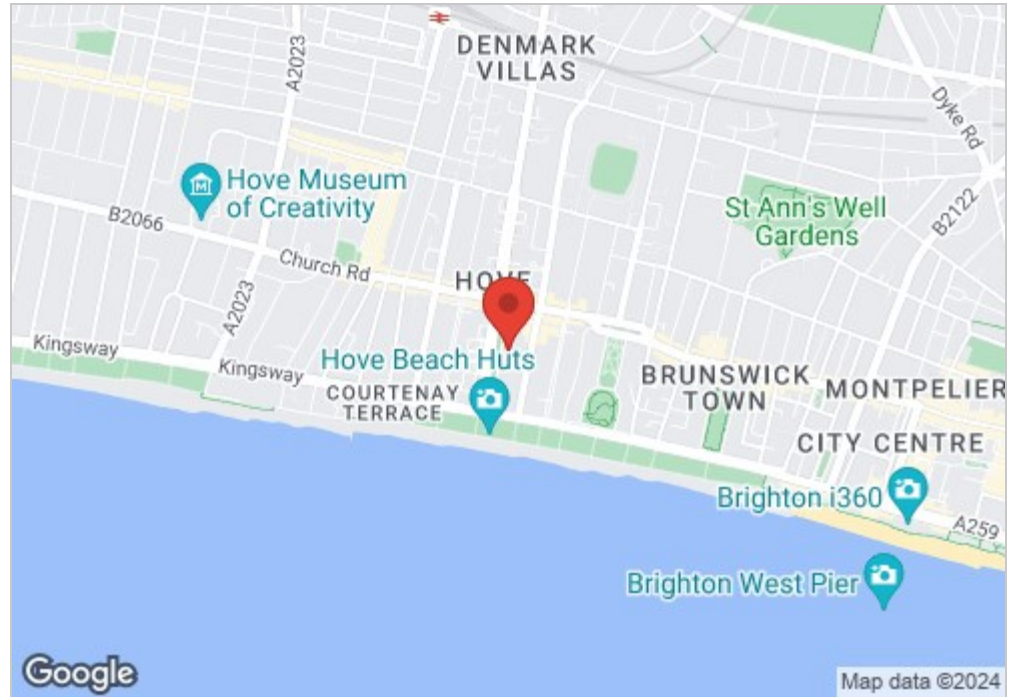
Grand Avenue is close to all you could want to be near; the local amenities and seafront. Hove Station is a short walk, which offers plenty of trains to London and other locations.



FOSTER & CO.

- LARGE ROOF TERRACE
- FEATURE BATHROOM
- FANTASTIC LOCATION
- GRADE II LISTED
- HIGH SPEC FINISH
- 2 BEDROOMS
- SHARE OF FREEHOLD
- CLOSE TO HOVE SEAFRONT
- PERIOD FEATURES
- CLOSE TO HOVE STATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England & Wales	EU Directive 2002/91/EC	



**GRAND AVENUE**  
Approximate Gross Internal Area (Excluding Roof Terrace) = 99.0 sq m / 1065.62 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**  
**Approximate Floor Area (Excluding Roof Terrace)**  
 1065.62 sq ft  
 (99.0 sq m)

