

# Grand Avenue

## Hove

**LEX**TONS / SALES  
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AUCTIONS  
COMMERCIAL



## About the property

\*\*\*Guide Price £775,000 to £825,000 \*\*\*

Lextons are delighted to offer to market a wonderful character-filled ground floor 3-bedroom apartment nestled in the highly sought after location of Hove on Grand Avenue. This red bricked building exudes timeless elegance, capturing the essence of classic architecture and modern convenience.

As you step into this inviting residence, you are immediately greeted by original features that add warmth and personality. The living space boasts a captivating fireplace, creating a focal point that enhances the overall ambience. This distinctive touch complements the modern elements seamlessly, offering a unique blend of tradition and contemporary style.

The apartment provides three Good size bedrooms, each offering a tranquil retreat for rest and relaxation. Natural light floods the rooms, creating an airy and comfortable atmosphere. The well-appointed kitchen and bathrooms reflect a harmonious balance between practicality and sophistication, catering to the demands of modern living.

One of the standout features of this ground floor gem is its private small garden as well as a separate communal garden. Perfect for outdoor entertaining or simply enjoying a quiet moment.

In addition to its delightful features, this property comes with a good-sized garage that holds immense potential. Imagine the possibilities as it can be easily converted into a studio, providing a versatile space for a home office, creative studio, or additional living area. The convenience of off-road parking ensures that your vehicles are safely accommodated, enhancing the practicality of this already attractive home.

Situated in one of Hove's finest Avenues and being centrally located close to the many local shops, restaurants, cafes and bars that can be found in Church Road. Hove Mainline Station is within half a mile and the seafront at the bottom of the road. This apartment really does have it all!

# Grand Avenue Hove

£775,000- £825,000  
Guide Price



3

BEDROOM

1

RECEPTION

1

BATHROOM









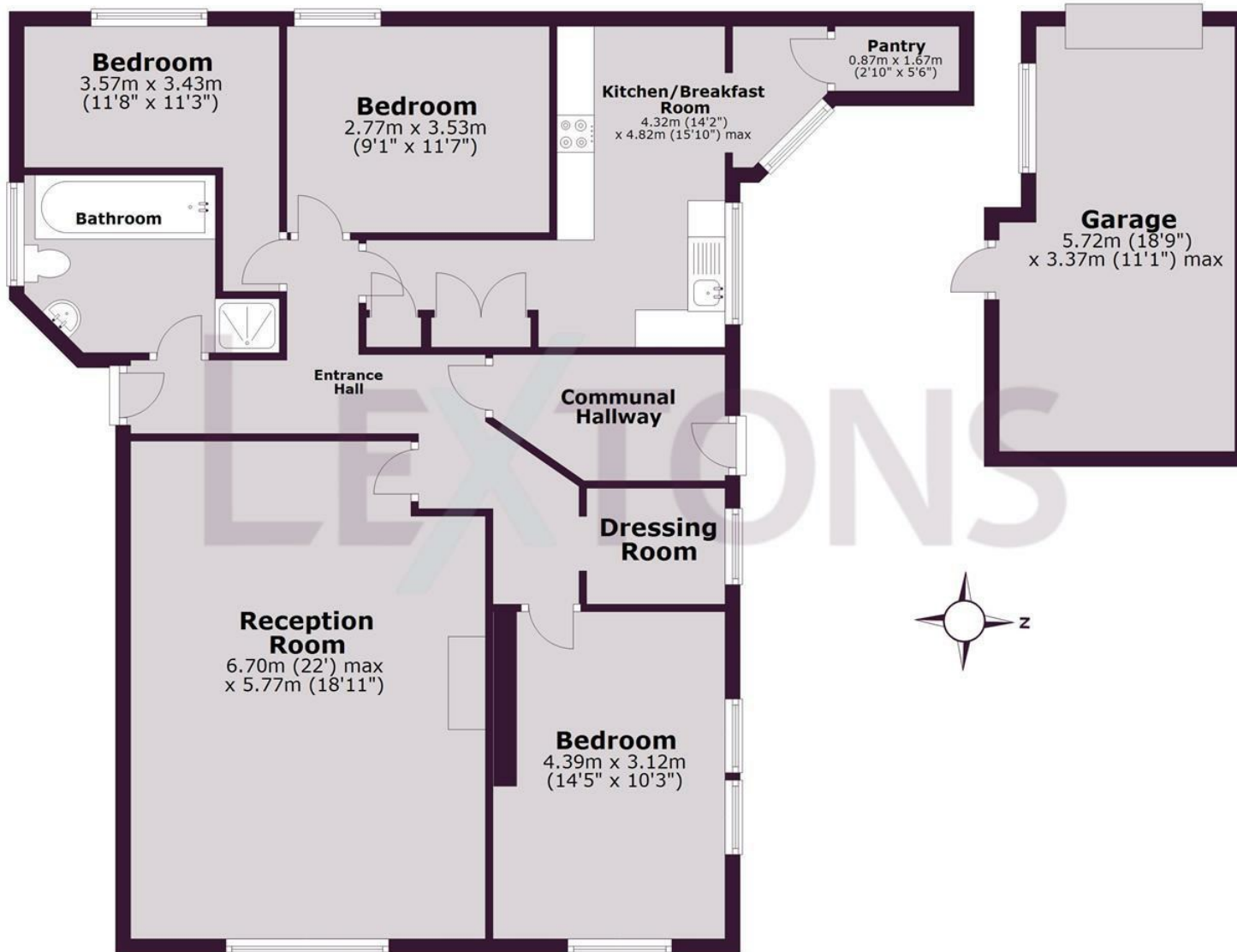




## Ground Floor

Approx. 134.0 sq. metres (1442.4 sq. feet)

SCAN HERE TO OFFER ON THIS PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 134.0 sq. metres (1442.4 sq. feet)

**LEXTONS**

Call our sales team to arrange a viewing appointment:

**01273 56 77 66**

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