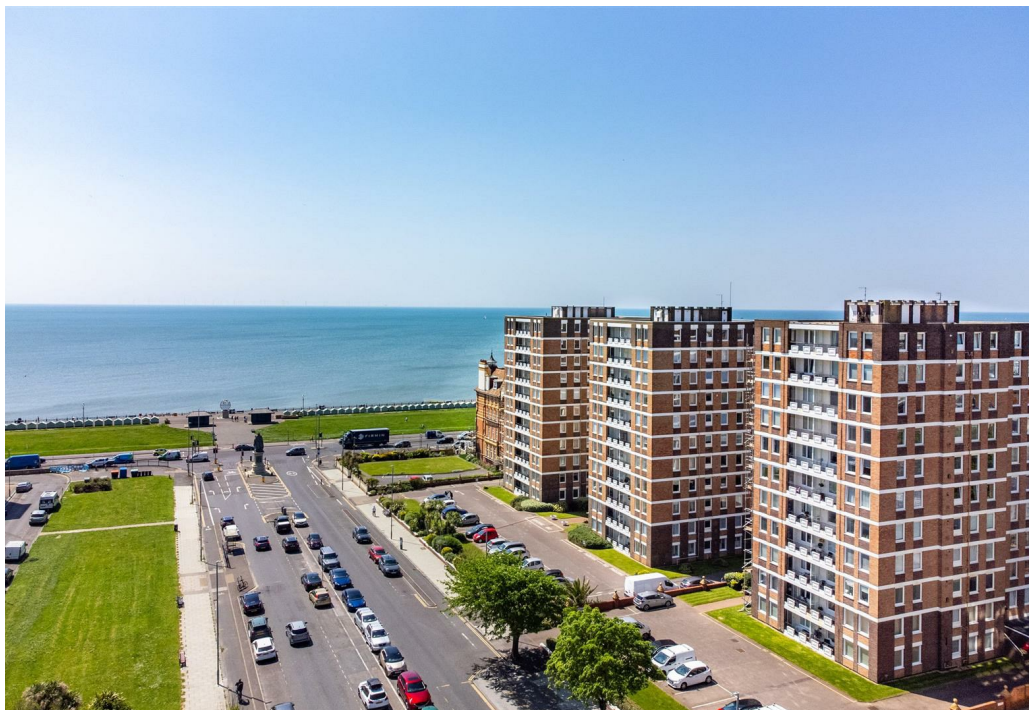


# Grand Avenue

## Hove

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COMMERCIAL





## About the property

A beautifully presented, two bedroom apartment enviably positioned on Hove's Grand Avenue, moments from the seafront. Commanding an elevated position, the property offers far reaching views with the sea to the front and the Sussex Downs to the rear, and allows for impressively bright and airy accommodation.

The apartment has recently been refurbished throughout to a high standard. The large and well proportioned reception room offers a versatile living space with windows to the front offering sea views and side windows with views across the city and towards the Sussex Downs.

The modern and well appointed kitchen is adjacent to the reception and runs off the central hallway. The bedrooms are found to the rear and offer equally dramatic views. Additionally, Warnham Court has unallocated, OFF STREET PARKING for its residents.

Located in one of the most sought after positions within Brighton and Hove, the prestigious Grand Avenue is a short walk away from Church Road with its popular wide selection of cafes and restaurants and varied shopping options. Moments from Hove seafront, Hove train station is also within easy reach. The perfect from which to enjoy all the vibrant city has to offer.

# Grand Avenue Hove

£1,700 Per month



2

BEDROOM

null

RECEPTION

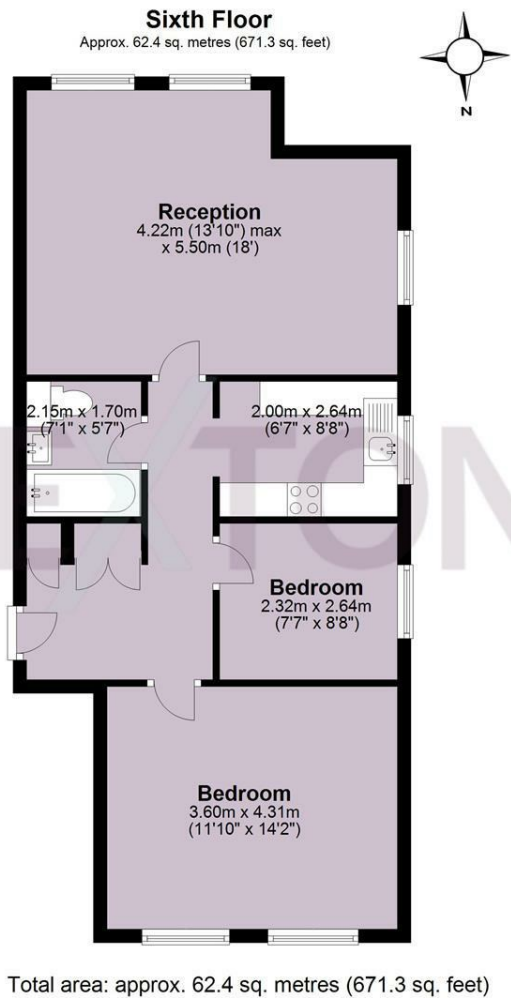
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BATHROOM





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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>		70	77
(55-68) <b>D</b>			
(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		