



# Flat 3, 15 Grand Avenue, Hove BN3 2NG

Asking Price Of £500,000

- THREE BEDROOMS
- SHOWER ROOM
- EN-SUITE BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- BALCONY
- UNALLOCATED PARKING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this **OUTGOINGS**

good size three bedroom flat forming part of the first floor of this purpose built block on sought after Grand Avenue. Offering good size living accommodation, the property boasts good size bedrooms, living room with door to balcony with a separate kitchen. The property is brought to market with no onward chain.

Lease: 968 years unexpired.

Maintenance: £2165.52 per 6 months.

Situated in this highly desirable area, bus routes operate locally making public transport into the city centre simple. Nestled between Church Road with its array of eateries, cafés and shopping facilities and the Hove seafront, you are located in a prominent position. The beach is a few minutes' walk, whilst Hove mainline train station is a twenty minute walk away and you are in the catchment area for multiple schools. A short drive will take you to the A27 slip road for commutes out of the city.

**ENTRANCE HALL** Two fitted cupboards, radiator, entry system telephone.

**KITCHEN** Incorporating stainless steel sink unit with double drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, electric cooker, appliance space, 'Worcester' gas-fired boiler, tiled walls, space for table and chairs.

**LIVING/DINING ROOM** Double aspect, two sash windows, radiator.

**BALCONY**

**BEDROOM 1** Two sash windows, radiator.

**EN-SUITE BATHROOM** Comprising panelled bath with mixer tap and separate shower over, pedestal wash-hand basin, low level w.c., radiator, tiled walls.

**BEDROOM 2** Sash window, radiator.

**BEDROOM 3** Sash window, radiator.

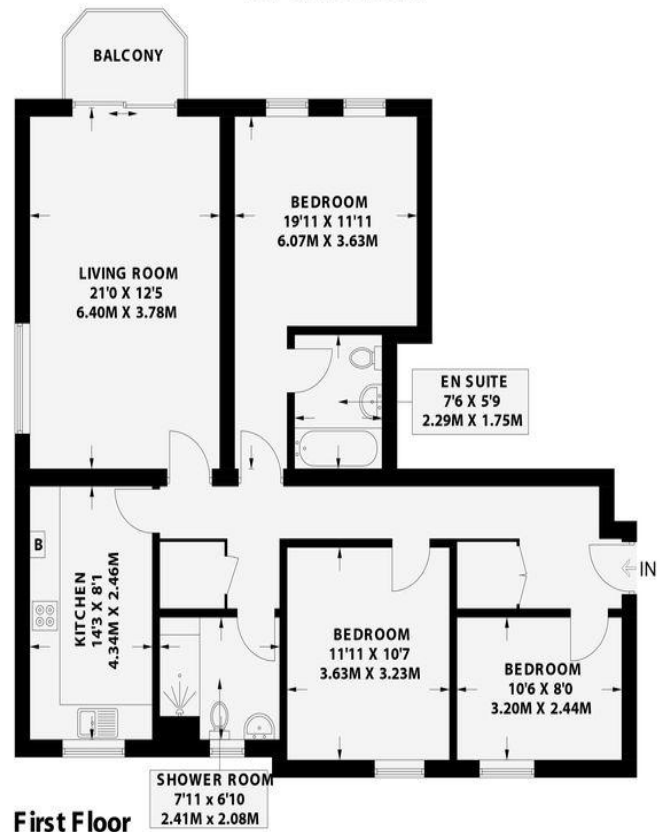
**SHOWER ROOM** Comprising walk-in shower, pedestal wash-hand basin, low level w.c., tiled walls, radiator, sash window, double glazed frosted window.

**GRAND AVENUE**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1090 sq ft / 101.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1097 sq ft / 101.9 sq m



First Floor

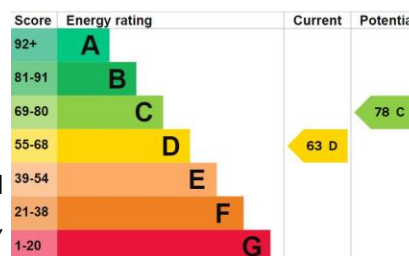
**wh** whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2024

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- M Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shown for Display

**RICS** Certified Property Measurer



Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.