

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

Guide Price Of £450,000 - £475,000

- THREE BEDROOMS
- SHOWER ROOM
- EN-SUITE BATHROOM
- KITCHEN

- SHARE IN THE FREEHOLD
- BALCONY
- UNALLOCATED PARKING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this 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.

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.

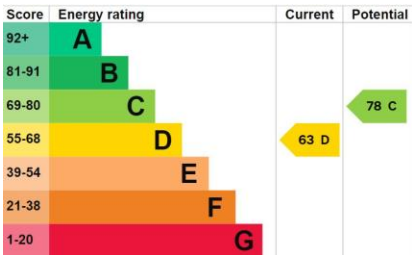
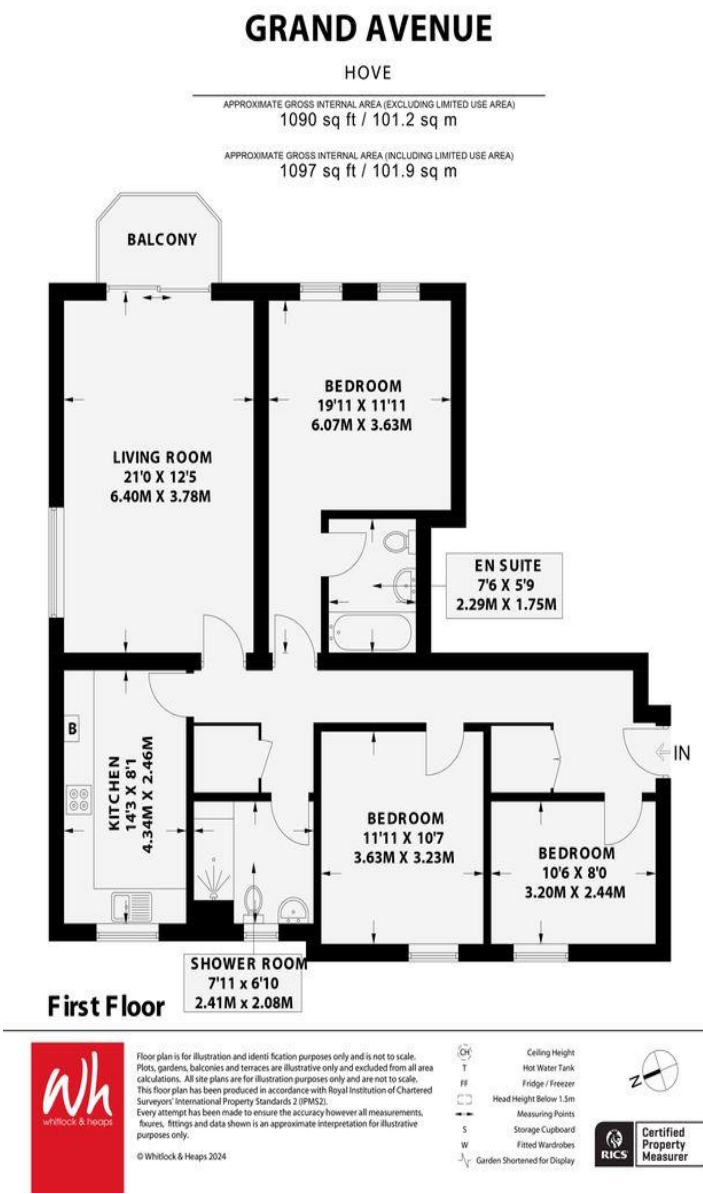
**SHOWER ROOM** Comprising walk-in shower, pedestal wash-hand basin, low level w.c., tiled walls, radiator,

sash window, double glazed frosted window.

**OUTGOINGS**

Lease: 968 years unexpired.

Maintenance: £2165.52 per 6 months.



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