



Grand Avenue, Hove



Guide Price
£425,000
Share of Freehold

- TWO BEDROOM APARTMENT
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO HOVE LAWNS & HOVE STATION
- STUNNING SEA & ROOF TOP VIEWS
- OFF STREET PARKING
- CENTRAL HOVE LOCATION

GUIDE PRICE: £425,000 - £450,000

Robert Luff & Co are delighted to bring to market this spacious two-bedroom apartment with stunning, unimpeded views of the sea and South Downs. The apartment is situated on the 7th floor of a purpose-built period block, designed by the renowned architect Owen Luder.

Victoria Court is located on Grand Avenue which leads to Hove seafront with delightful walks, city cycle lanes, Hove lawns, and the famous beach huts. The property is also ideally located to Hove mainline station, with direct links to London, and Church Road with a fantastic variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Spacious living & dining room, separate kitchen, two double bedrooms and family bathroom. Other benefits include; no onward chain, live-in caretaker for the block, recently renovated shower room, two communal lifts, and off street parking space.

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Accommodation

Lounge / Diner 18'11" x 17'11" (5.78 x 5.48)

Kitchen 11'4" x 7'10" (3.47 x 2.41)

Bedroom One 13'3" x 10'10" (4.04m x 3.30m)

Bedroom Two 10'0" x 9'7" (3.05m x 2.92m)

Shower Room

WC

Agents Notes

Tenure: Share Of Freehold

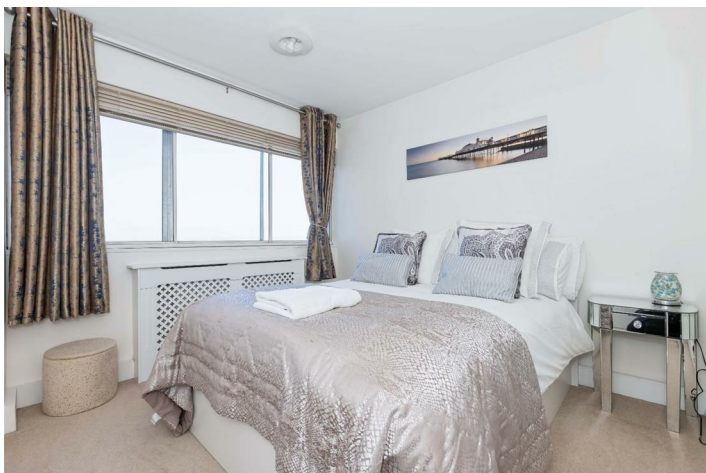
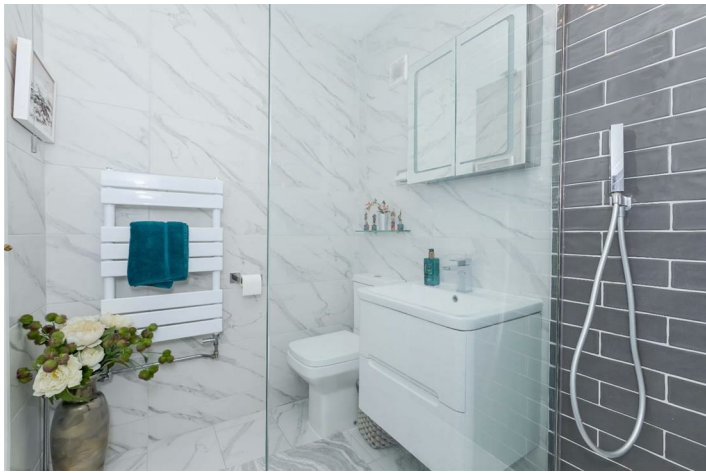
Council Tax Band: D

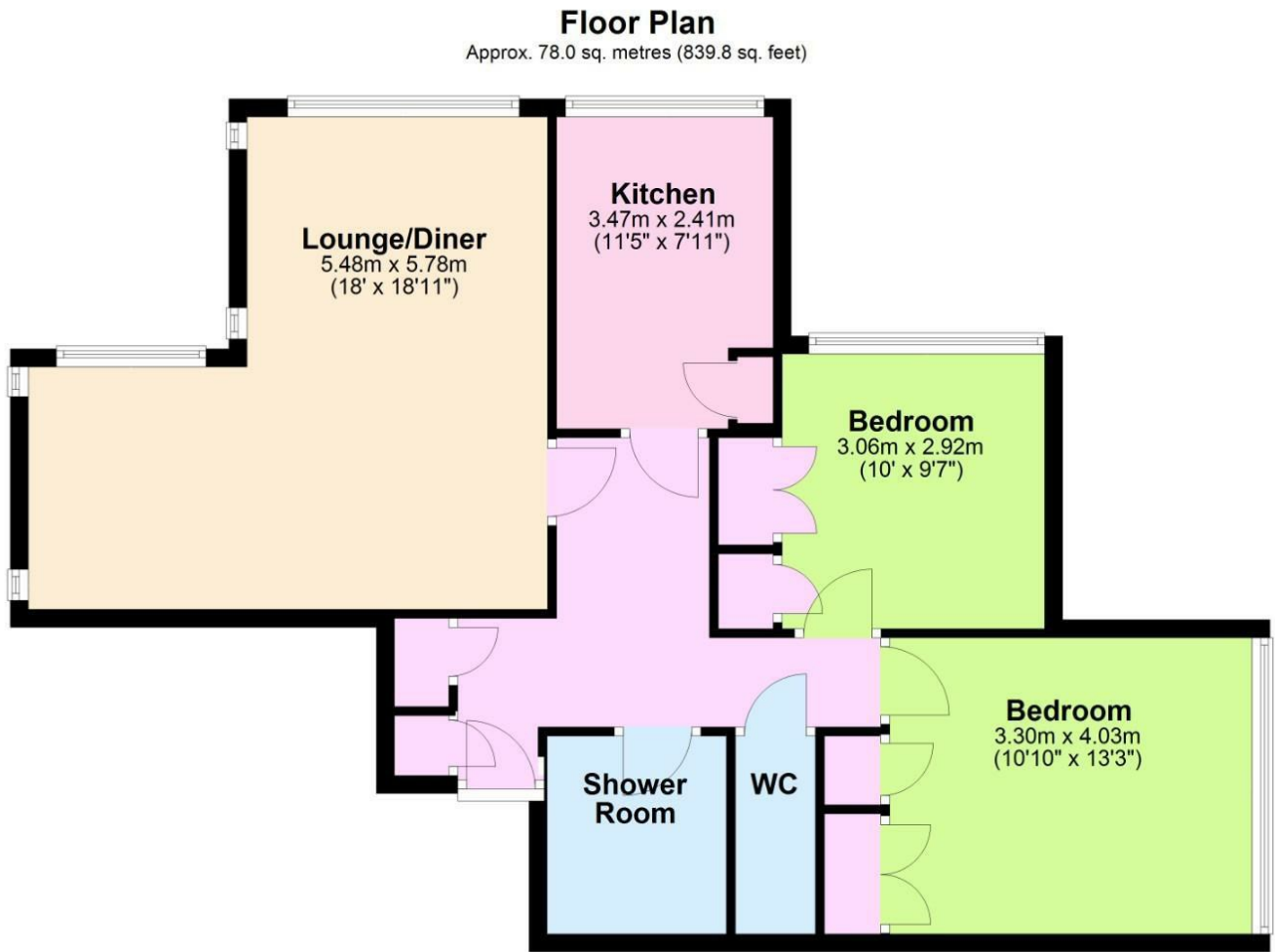
EPC Rating: C

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Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.