



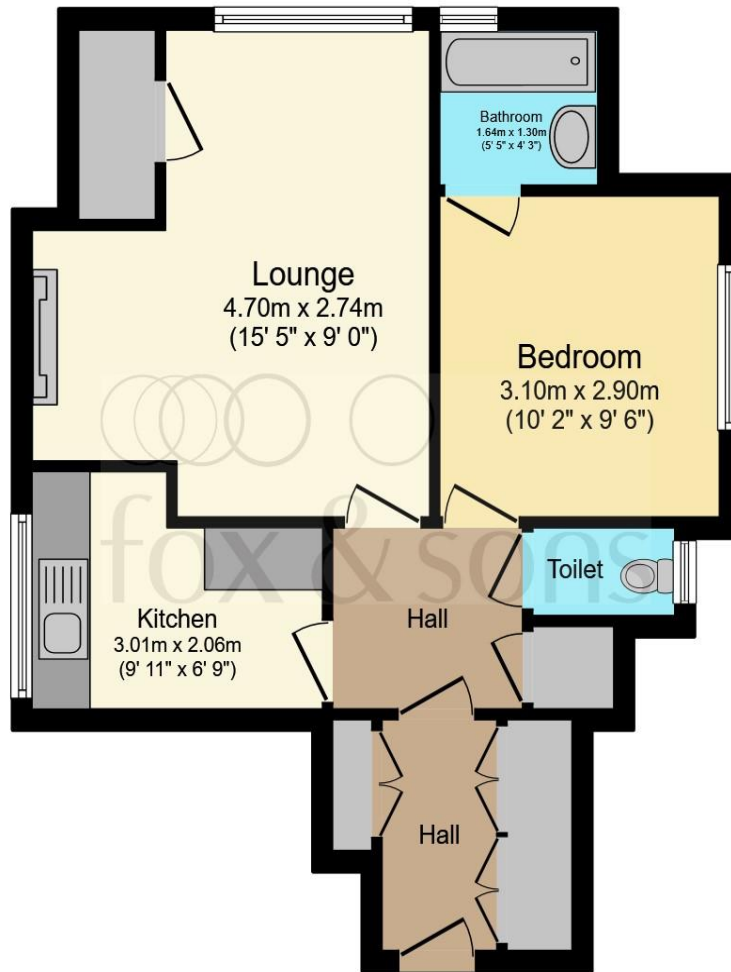
**Grand Avenue, Hove BN3 2LF**

**welcome to**

**Grand Avenue, Hove**

Fox and Sons are delighted to offer this bright and spacious second floor apartment, located in the heart of central Hove immediately adjacent to the many amenities of Church Road and within a short walk of Hove Station and Hove Seafront. The flat is situated in a stunning building with beautiful common ways, once inside there is an entrance hall, good sized living room with separate kitchen, double bedroom and shower room. The property offered for sale with no ongoing chain.





Total floor area 47.6 m<sup>2</sup> (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Grand Avenue, Hove

- ONE BEDROOM TOP FLOOR APARTMENT
- WALKING DISTANCE TO HOVE SEAFRONT, BARS & RESTAURANTS
- STUNNING BUILDING IN PRIME CENTRAL HOVE LOCATION
- SEPARATE KITCHEN
- SOLD WITH NO ONWARDS CHAIN
- SHARE OF FREEHOLD
- CLOSE TO MANY BUS ROUTES TO ALL PARTS OF BRIGHTON AND HOVE
- BRAND NEW BOILER RECENTLY INSTALLED

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRH109383](https://fox-and-sons.co.uk/Property/CRH109383)



Property Ref:  
CRH109383 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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