



**Grand Avenue, Hove BN3 2QX**

**welcome to**

## **Grand Avenue, Hove**

- PRIVATE BALCONY
- READY TO MOVE INTO
- CENTRAL BRIGHTON LOCATION
- COMMUTER LINKS TO GATWICK AND LONDON
- FINISHED TO A HIGH SPECIFICATION

Tenure: Leasehold EPC Rating: Exempt

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.

# £560,000

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**Property Ref:**

CRH109442 - 0001

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.

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Grand Avenue - An award-winning development on Hove's seafront \*\*Ready to move into now\*\*

Best Show Home winner - First Time Buyer Reader's Award 2023

If you are looking for the best of City and Coastal living, look no further.

Blending contemporary architecture with superb liveability, Grand Avenue is a unique new architecturally designed building in Hove. Whether you are looking for peaceful surroundings or a city buzz, it is all on your doorstep - with the beach and Hove Lawns under 2 minutes' walk away and Brighton city centre only 7-minute cycle ride away.

Built to the highest quality standards, the apartments offer energy-efficient interiors such as underfloor heating, cycle storage and balcony or a terrace to every home. Grand Avenue also features a landscaped courtyard for residents to enjoy. Homes benefit from clean and airy designs, high specification throughout, stylish kitchen designs featuring Bosch and Hoover integrated appliances and statement wardrobe to main bedroom. All 2 bedroom apartments benefit from en suite facilities.



**01273 820280**



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