



Coombe Lea, Grand Avenue, Hove, BN3 2NE
No offers £350,000 Leasehold - Share of Freehold

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Welcome to Coombe Lea, Grand Avenue, Hove - a charming location that offers the perfect blend of seaside living and urban convenience. This purpose-built flat boasts a spacious layout with one reception room, two bedrooms, and a well-appointed bathroom with separate WC. The flat comes with a share in the freehold and the balance of a 999year lease.

Situated just a few hundred yards from the picturesque Hove seafront, this property provides a fantastic opportunity to embrace coastal living at its finest. Imagine leisurely strolls along the promenade or enjoying the fresh sea breeze right at your doorstep.

One of the standout features of this apartment is the presence of a resident caretaker adding an extra layer of security and convenience to your daily life.

For those who enjoy the vibrant city lifestyle, this property is ideally located close to popular bars, restaurants, and coffee shops. Whether you're looking for a relaxing day by the sea or a night out on the town, this flat offers the best of both worlds.

Don't miss out on the opportunity to make this charming apartment your new home. Experience the best of Hove living in this well-situated and inviting property.

Parking Zone N Council Tax Band C

Entrance Hall

21 ft long (6.40m ft long)

Spacious hallway with 2 useful built in storage cupboards.

Lounge

20 x 11'9 (6.10m x 3.58m)

Lovely bright spacious room with double aspect (West & North) and Interesting roof top views.

Parquet flooring, 2 radiators.

Kitchen

9'6 x 8'3 (2.90m x 2.51m)

Fitted beech effect base and eye units comprising cupboards, drawers and working surfaces.

Granite effect working surfaces. Part tiled walls. Gas cooker point and plumbing for washing machine.

Wall mounted gas fired boiler.

Bedroom One

14'6 x 10'6 (4.42m x 3.20m)

West aspect, radiator. Built in wardrobe cupboards.

Bedroom Two

13'3 x 9'6 (4.04m x 2.90m)

West aspect. Radiator, built in wardrobe cupboard.

Bathroom

Fitted white suite incorporating panelled bath with mixer tap / shower attachment. Additional wall mounted electric shower.

Was hand basin. Fully tiled walls. Heated towel rail.

Separate WC.

Outgoings

Service Charges for the quarter 24/06/2024- 28/09/2024-

Maintenance fees- £489.20, Reserve Fund contribution- £168.75, Ground Rent- £7.50.

Water Rates are included in the service charge.

This information has been provided by the managing agents, Ellmans. However, it will need to be verified by the purchasers solicitor.



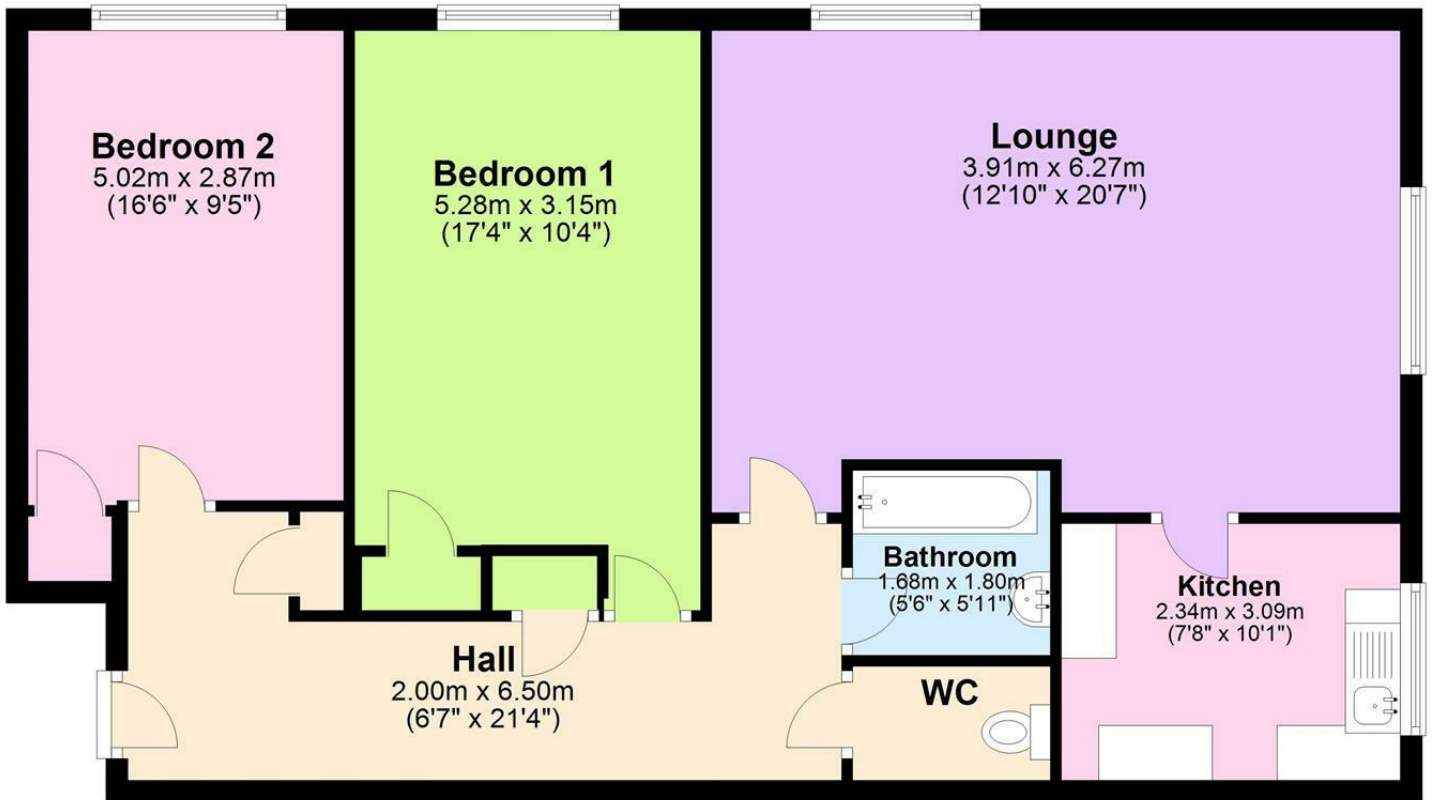
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Third Floor

Approx. 83.7 sq. metres (901.0 sq. feet)



Total area: approx. 83.7 sq. metres (901.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.

Plan produced using PlanUp.

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