



## 3 COOMBE LEA, GRAND AVENUE HOVE, BN3 2NB

£550,000  
SHARE OF FREEHOLD

Fantastic apartment occupying part of the first floor of this popular, well managed building in one of the City's most sought after locations.

This superb apartment has been modernised in recent years, providing beautifully presented, bright and spacious accommodation comprising; three double bedrooms, modern bathroom and sociable living room. The kitchen has a multi-purpose breakfast bar with solid oak worktops- having two south facing windows providing sunlight throughout the day.

All principle rooms have delightful views over one of Hove's largest, best kept front gardens and beyond including attractive Listed Buildings and oblique sea view. The balcony itself is covered and provides the perfect spot to enjoy your surroundings.

The property is sold with a private garage positioned under the building, having electric lighting. There is also unallocated parking available to residents. Additional benefits include a replacement (2021) combi-condensing boiler and radiators, replacement kitchen and bathroom, uPVC double glazing throughout, a resident caretaker, two passenger lifts, communal key access bike storage, CCTV within external areas and entrances. Share of Freehold.

Flat's Service Charge & Reserve Payment for 2023 = £2,550 (this includes water fees – no bill from Southern Water to the flat itself). With a considerable building reserve pot already in place. Subject to potential future change.

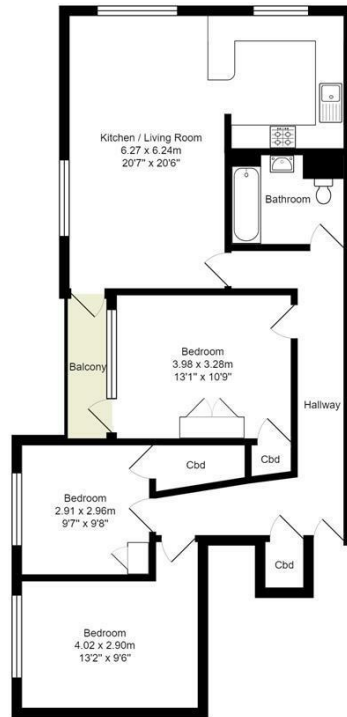
Garage Service Charge & Reserve Payment for 2023 = £150. Subject to potential future change.

Nicholas  
James

SALES LETTINGS AUCTIONS







Coombe Lea, Grand Avenue  
 Area: 89.9 m<sup>2</sup> ... 968 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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