



## 11 GRAND AVENUE HOVE, BN3 2LF

£2,750 PCM

Stunning, luxury three bedroom mansion flat with direct sea views located on one of Hove's most prestigious Avenues. Set within a Grade II listed red brick mansion this first floor apartment certainly ticks all the boxes; benefitting from high ceilings, well proportioned rooms, neutral décor and a great layout. The accommodation comprises; three double bedrooms all with en-suite access, separate kitchen with white goods included, W/C and large south facing, bay fronted, living space providing direct sea views.

Grand Avenue is arguably the best location in the City with Hove seafront at one end of the road and the popular cafes, shops and restaurants of Church Road at the other. Hove mainline station is within easy reach providing regular and direct links to London.

**Nicholas  
James**

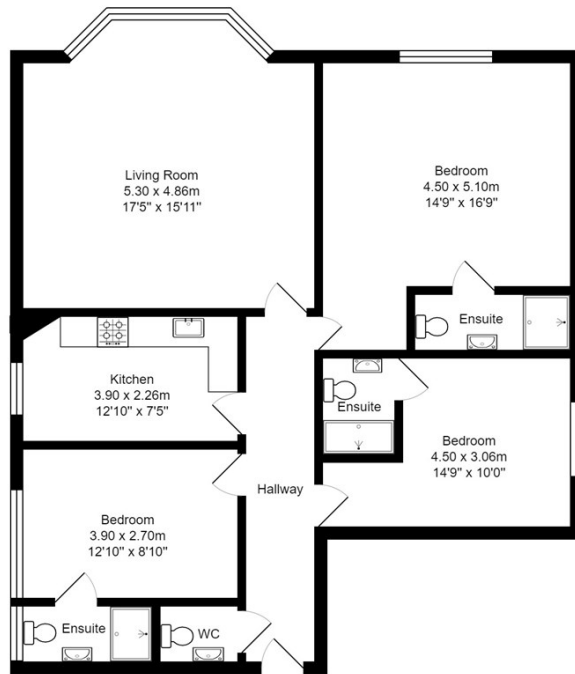
SALES LETTINGS AUCTIONS











Grand Avenue  
Total Area: 99.0 m<sup>2</sup> ... 1066 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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