



Coombe Lea, Grand Avenue, Hove, BN3 2ND  
**£350,000 - £375,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Coombe Lea, Grand Avenue, Hove, BN3 2ND

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A bright and spacious two-bedroom flat occupying part of the seventh floor of this well-regarded purpose-built block, ideally located on Grand Avenue - just moments from Hove seafront. The property enjoys two private east-facing balconies with far-reaching sea and inland views and is offered for sale with a share of freehold and no onward chain.





## Further Information

Coombe Lea is a well-maintained 1950s building benefiting from beautifully maintained grounds, two passenger lifts, extremely well maintained communal hallways, gas central heating, double glazing, secure entry, and a resident caretaker.

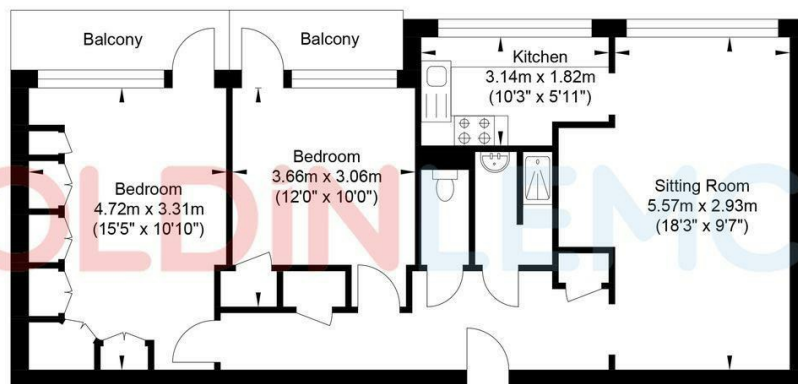
Occupying part of the seventh floor, the accommodation comprises a spacious entrance hall, generous east-facing living room, separate fitted kitchen, shower room, W.C., and two double bedrooms - each with built-in storage and direct access to its own balcony. Newly decorated throughout, the property is presented in excellent decorative order throughout with stunning views, and early and internal viewing is highly recommended.

Coombe Lea is ideally positioned on Grand Avenue, one of Hove's most recognisable tree-lined roads, leading directly to the seafront and Hove Lawns. The surrounding area offers a wide choice of independent cafés, shops and restaurants on Church Road, while Hove Station is within easy reach for commuters. The location also benefits from frequent bus services and access to green open spaces, making it a convenient and well-connected part of the city.

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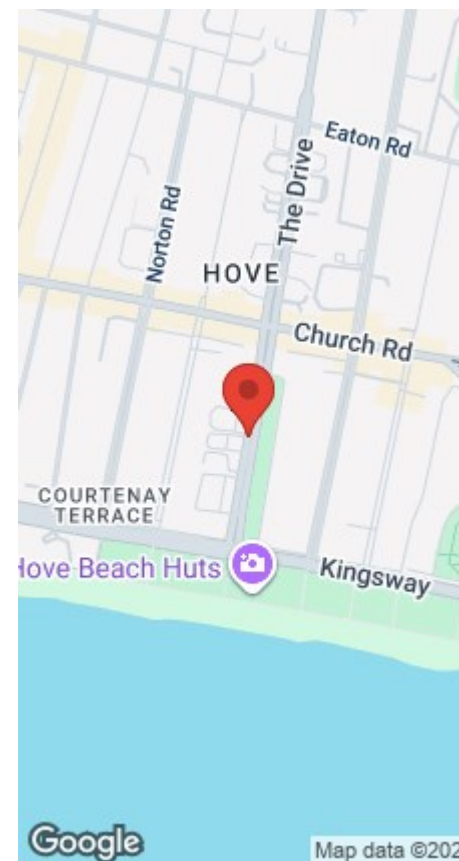




Ground Floor  
Approximate Floor Area  
703.95 sq ft  
(65.40 sq m)

Approximate Gross Internal Area = 65.40 sq m / 703.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 73                      | 80        |
|                                             |   | EU Directive 2002/91/EC |           |

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