





16 Grand Avenue  
Hove, BN3 2NH

Guide price £1,300,000

Once in a while an apartment comes to the market which combine a whole range of benefits and advantages that exceed expectations of what living in a Penthouse apartment in a vibrant coastal city should be. Designed by a leading architect, Victoria Court is located in a highly regarded and much coveted prime central location, just a short stroll away from Church Road which offers a whole range of busy café's shops and restaurants as well as Hove seafront with its iconic lawns, promenade and beaches. A modern building set in its own grounds opposite the beautiful central gardens of Grand Avenue houses the apartment which is located on the tenth floor and is approached by an automatic passenger lift.

Presented to the market in excellent decorative condition the property provides lovely light airy and expansive living space with a modern contemporary theme. Large picture windows throughout the property not only flood the space with light but also provide quite remarkable far reaching elevated views providing a spectacular vista across sea, coastline and countryside which is exceptionally unusual and must be seen to be fully appreciated. The huge feature living room has an expanse of high quality replacement picture windows spanning one elevation taking in the views principally over Grand Avenue gardens and the sea, as well as towards Church Road and the Drive and leads through to a beautifully fitted modern kitchen with a full range of integrated appliances. There are three good sized double bedrooms which all enjoy remarkable views and aspect too and a choice of two contemporary bathrooms.

The whole theme reflects modern effortless and easy to manage comfort and all of this is complemented by the indisputable advantage of a private wrap around roof terrace where the views just get better and more impressive with an almost 360 degree aspect, which effortlessly take in the sea, east and west coastline and countryside to the north, together with the sight of various iconic landmarks including the i360. The apartment benefits further from its own private garage as well as guest parking too. The combination of all these attributes and advantages make the acquisition of such a property a genuinely rare opportunity and therefore an early viewing is very highly recommended by the seller's Sole Agents.

- Chain Free - Stunning Penthouse apartment
  - Between Church Road and seafront
  - Light spacious and expansive
  - Fabulous living room
  - Three double bedrooms and Two bathrooms
- Highly regarded prime central location
  - Spectacular sea coastal and countryside views
  - Modern contemporary theme
  - Beautifully fitted kitchen
  - Large roof terrace

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>83</b> | <b>83</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |



## GRAND AVENUE

Approx. Gross Internal Floor Area (Excluding Garage) = 160.37 sq m / 1726.20 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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