



Grand Avenue, BN3

Guide Price **£550,000-£600,000**

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Grand Avenue, BN3

2 Bedrooms | 1 Bathroom | 1 Reception Room
926 sq ft | Penthouse Apartment

As the crowning glory of a magnificent mansion house on Hove's grandest avenue, this two-bedroom penthouse apartment offers space, light and spectacular views in abundance. Renovated and modernised throughout, it is ready to move straight into and start living the quintessential Hove lifestyle by the city and the sea. A wide bow window almost covers the westerly elevation in the main reception, framing views over

the promenade and Hove Lawns, while the hustle and bustle of Church Road is also visible – tempting you up to one of the many fine dining restaurants there.

Both bedrooms are generous doubles, so it is perfect for professional sharers, or couples requiring a peaceful home office. The living space invites entertaining, and the bathroom is luxurious with a powerful Jacuzzi bath. With the beach as your playground, there is no need for a garden, as you can stroll along the



Stepping into this property, it has clearly undergone complete modernisation with a streamlined aesthetic. The eye is drawn first to the main reception room where natural light streams in through the bow window running the width of the room on the westerly wall. Such a magnificent window not only frames views of the sea and sky-scapes to the south, but over the rooftops opposite to the rolling hills of the South Downs National Park. Sitting here in the bay, you can watch the world go by along Grand Avenue or the promenade, where the statue of Queen Victoria and the modern art installation stand proudly looking out to sea.

Inside, there is ample space for generous furnishings and formal dining on pale oak flooring which serves to brighten the room further. Streamlined and contemporary, the kitchen is open to the room with handle free cabinetry paired with granite worktops and splashbacks alongside several integrated appliances to include a Neff oven with gas hob and a microwave, leaving space for a tall free-standing fridge freezer.

Bedroom two sits next door, sharing the incredible views and natural light from the west, where sunsets light up the sky throughout the year. A feature wall with contemporary wood battening creates a smart bed head, so you wake to the views each day. Soft carpet underfoot adds extra comfort, plus the elevation above the city ensures it is tranquil for a restful night.

To the rear of the building, the principal bedroom is a beautiful double room with soft silk carpet underfoot and a vast amount of built-in storage – enough for two. There is further storage in the hall and a beautiful atrium skylight floods sunlight into the space.

All rooms have easy access to the bathroom which has spa-like qualities with a large Jacuzzi bath with space for at least two people. For practical moments, there is a separate shower cubicle alongside high end white sanitary-ware and storage. The washing machine is also cleverly concealed in here, away from the main living space.



OWNER'S THOUGHTS

"This has been a fantastic weekend home for me, then latterly as a successful rental property which has never sat empty due to the amazing location. There is a wonderful community here at 2 Grand Avenue, where people look out for one another, making it the ideal lock-up-and-leave property. It feels wonderfully secure, and the location is hugely convenient with the beach on your doorstep and Church Road amenities just five-minutes away – I will be sad to let it go."

Education:

Primary: Brunswick Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

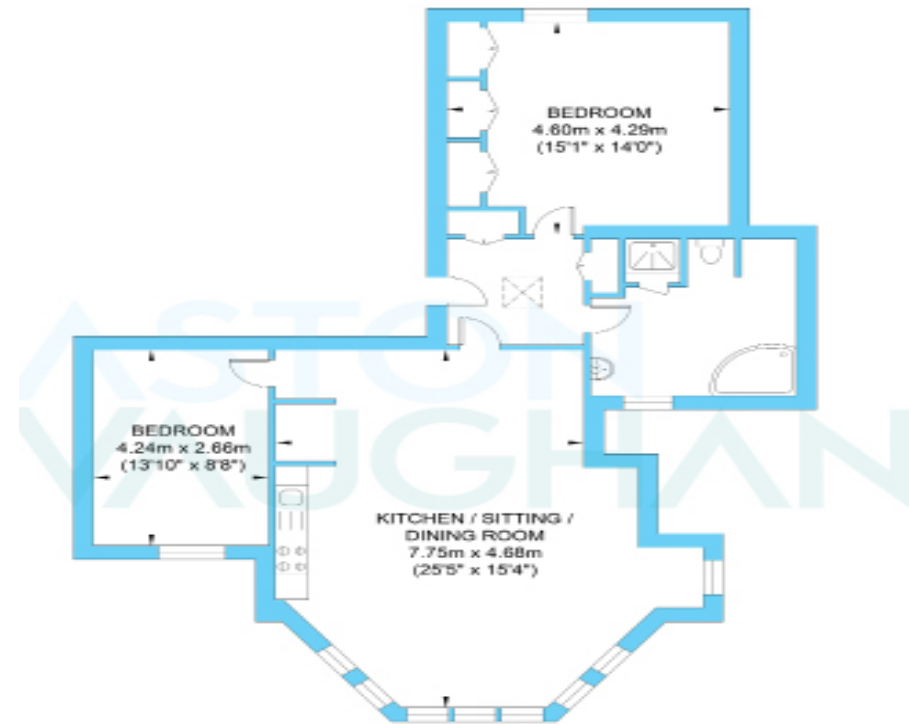
Private: Brighton College, Lancing College

Good to Know:

Grand Avenue sits centrally within The Avenue Conservation Area, leading south from Church Road to the sea with Queen Victoria's statue and war memorial beautifully silhouetted against the sea. Built during the 1880s using the distinctive yellow gault brick which has come to characterise the area, 2 Grand Avenue is a stunning example of late Victorian architecture. Designed to appeal to the fashionable and wealthy, these beautiful homes have not lost their air of grandeur, and this area remains just as prestigious today.

This exceptionally spacious apartment is situated close to a huge variety of boutique shops, artisan eateries and a fantastic café culture on Church Road. The beach and Hove Lawns are also on your doorstep, as are some beautiful parks, so you don't miss having outside space of your own, and the city centre shopping districts and parks are also within easy reach. This apartment also offers easy access to Hove Station and the A23/A27 which have direct and fast links to the universities, airports and London.

Grand Avenue



Third Floor
Approximate Floor Area
926.34 sq ft
(86.06 sq m)

Approximate Gross Internal Area = 86.06 sq m / 926.34 sq ft
on for identification purposes only, measurements are approximate, not to scale.