

Grand Avenue

Hove

Guide Price £280,000 – £300,000



Grand Avenue

Hove

Located in central Hove, moments from the seafront and Hove Lawns, this generously proportioned **FIRST FLOOR ONE BEDROOM APARTMENT** in a highly-regarded **PURPOSE BUILT BLOCK** offers spacious accommodation in a sought-after location. Sold with **SHARE OF FREEHOLD**.

Well presented throughout, this spacious apartment enjoys an enviable position within a well-maintained purpose-built development. The generous lounge/diner is a bright and inviting space, with an abundance of natural light complemented by white tiled flooring, creating a light and airy feel throughout. The separate contemporary fitted kitchen offers an excellent range of wall and base units, along with ample worktop space, providing both practicality and style. The double bedroom is generously proportioned and benefits from useful overbed storage and wardrobes, while the modern white bathroom suite features a bath with overhead shower.

This unusually spacious apartment has excellent potential for reconfiguration, with the possibility of creating an additional second bedroom, subject to the freeholder's and other necessary consents.





The Local Area

Located at the northern end of Grand Avenue this apartment is only just around the corner from the heart of Hove and the bustling cafe culture of Church Road with its many cafes, bars and restaurants. The beach, Hove Lawns and seafront are only moments away at the end of the road. When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Church Road, Western Road and Brighton City centre are also all close at hand.

Easily accessible, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton.

Further Information

The property is situated in permit Zone N. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - tbc (expired)

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Share of Freehold

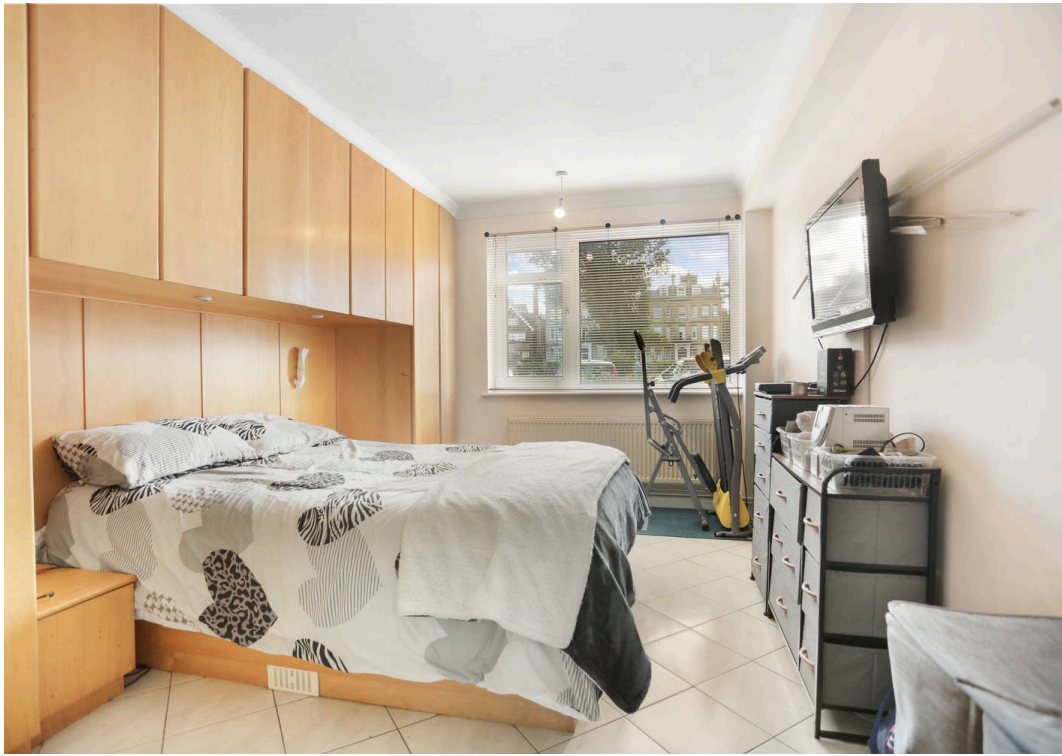
Unexpired term on lease - 968 years

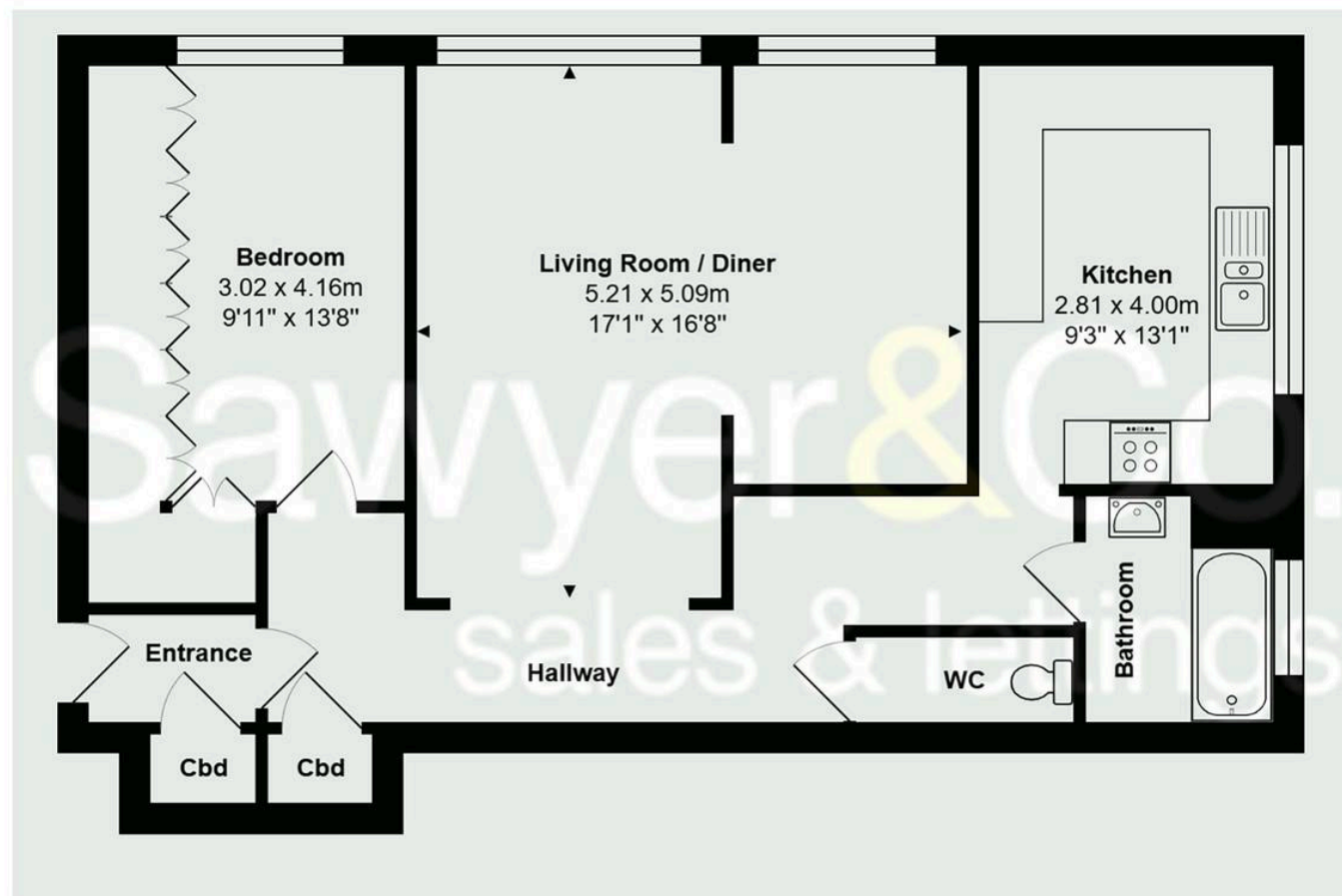
Service Charge - £3,404.00

Ground Rent: £5 pa

Managing agent: Ellmans

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 72.8 m² ... 784 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.