

Flat 4 Victoria Court, Grand Avenue

Hove BN3 2NH

Asking Price Of £425,000
Share of the freehold

- SOUGHT AFTER LOCATION
- FEW MINUTES WALK OF THE SEAFRONT
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- L-SHAPED LIVING/DINING ROOM
- KITCHEN
- GARAGE

An exceptional first-floor apartment forming part of an attractive and highly desirable block, perfectly positioned in one of Hove's most sought-after residential locations, just moments from the iconic Hove seafront.

This beautifully proportioned apartment offers elegant and spacious accommodation throughout. The property features two generous double bedrooms, both complemented by fitted wardrobes, and a stylish contemporary bathroom finished to a high standard. The separate kitchen enjoys a desirable west-facing aspect, as does the impressive L-shaped living and dining room, creating a wonderfully bright and inviting space ideal for both relaxing and entertaining while enjoying the afternoon and evening light.

Further enhancing the appeal of this superb home is the rare benefit of a private garage, along with a share of the freehold and the property is offered with no onward chain.

The location is truly outstanding. Set back on this prestigious and sought-after road, the apartment is just a short stroll from Hove's vibrant selection of independent boutiques, cafés, and acclaimed restaurants, as well as the beautiful seafront promenade.

ENTRANCE HALL Fitted cupboard with hot water cylinder, radiator.

KITCHEN Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, electric oven, integrated dishwasher, space for washing machine and American style fridge/freezer, tiled floor and splashback, 'Worcester' gas fired boiler, double glazed window.

LIVING/DINING ROOM L-shaped with three double glazed windows, two radiators.

BEDROOM 1 Fitted wardrobes, double glazed window, radiator.

BEDROOM 2 Fitted wardrobes, double glazed window, radiator.

BATHROOM Beautifully fitted with tiled panelled bath with mixer tap and shower attachment, separate walk-in shower, wash hand basin with drawer under, low level w.c, tiled walls and floor.

GARAGE Located to the rear of the building with up and over door.

OUTGOINGS

SHARE IN THE FREEHOLD

LEASE Remainder of 999-year lease.

MAINTENANCE £3,700 per annum

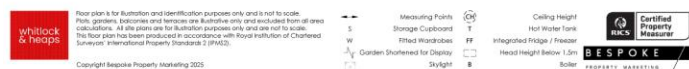
RESERVE FUND PAYMENT £527 per calendar month.

Council Tax Band D as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

VICTORIA COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
88.7 sq m / 954 sq ft
INCLUDING LIMITED USE AREA OF
12.6 sq m / 135 sq ft



EPC RATING: 72C 77C

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