



Grand Avenue, Hove

East Sussex

Guide Price **£425,000**



Grand Avenue

Hove

Located in central Hove, just moments from the seafront and Hove Lawns, this attractive **PURPOSE BUILT APARTMENT** occupies the **TENTH FLOOR (LIFT ACCESS)** and offers **TWO DOUBLE BEDROOMS**, with **FANTASTIC FAR-REACHING VIEWS**, and the opportunity to acquire a **GARAGE** by separate negotiation.

Beautifully presented following a recent refurbishment, this spacious apartment enjoys an enviable position within a highly regarded purpose-built development. The generous south-west facing lounge/diner is flooded with natural light. Boasting spectacular, far-reaching views, this apartment enjoys exceptional views towards the sea, across central Hove to the west, along the coastline, and to the South Downs. The contemporary fitted kitchen provides a practical and stylish space. There are two well-proportioned double bedrooms, a modern white bathroom suite and several useful storage cupboards throughout, making this an ideal home by the coast.

A garage is also available to purchase by separate negotiation, providing valuable off-street parking or additional storage.





In 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 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 Parking Zone N. Currently, the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - G

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.

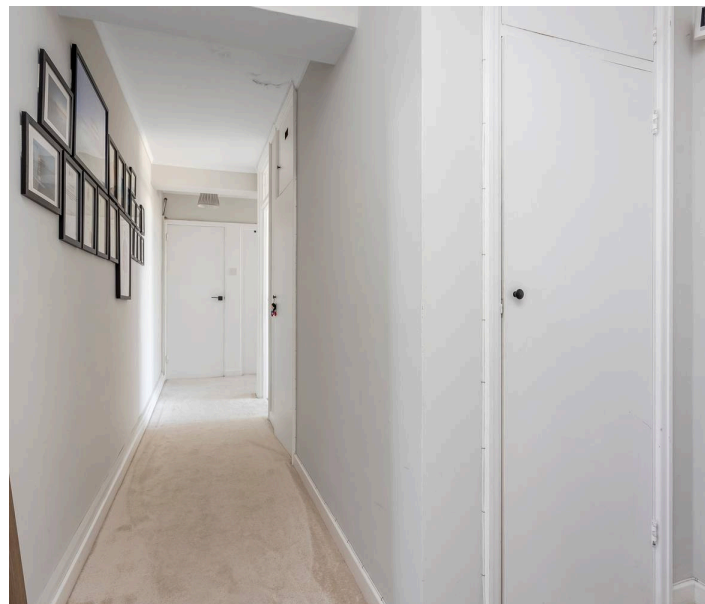
TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 958 years

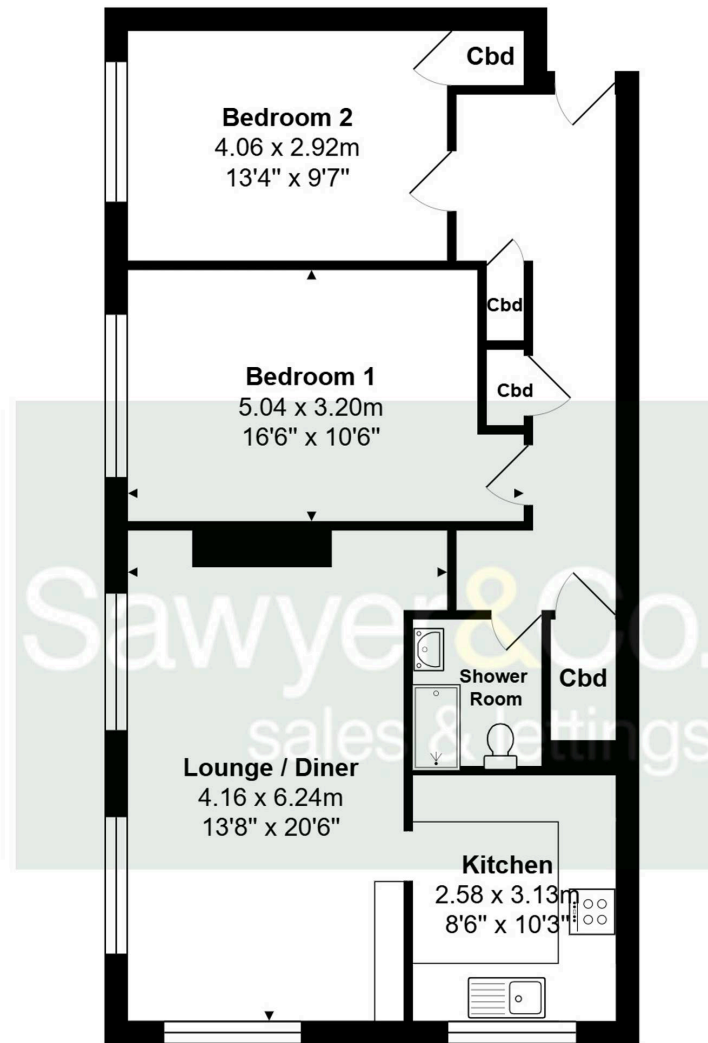
Service Charge - £2,656.40pa

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









Total Area: 77.4 m² ... 833 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.