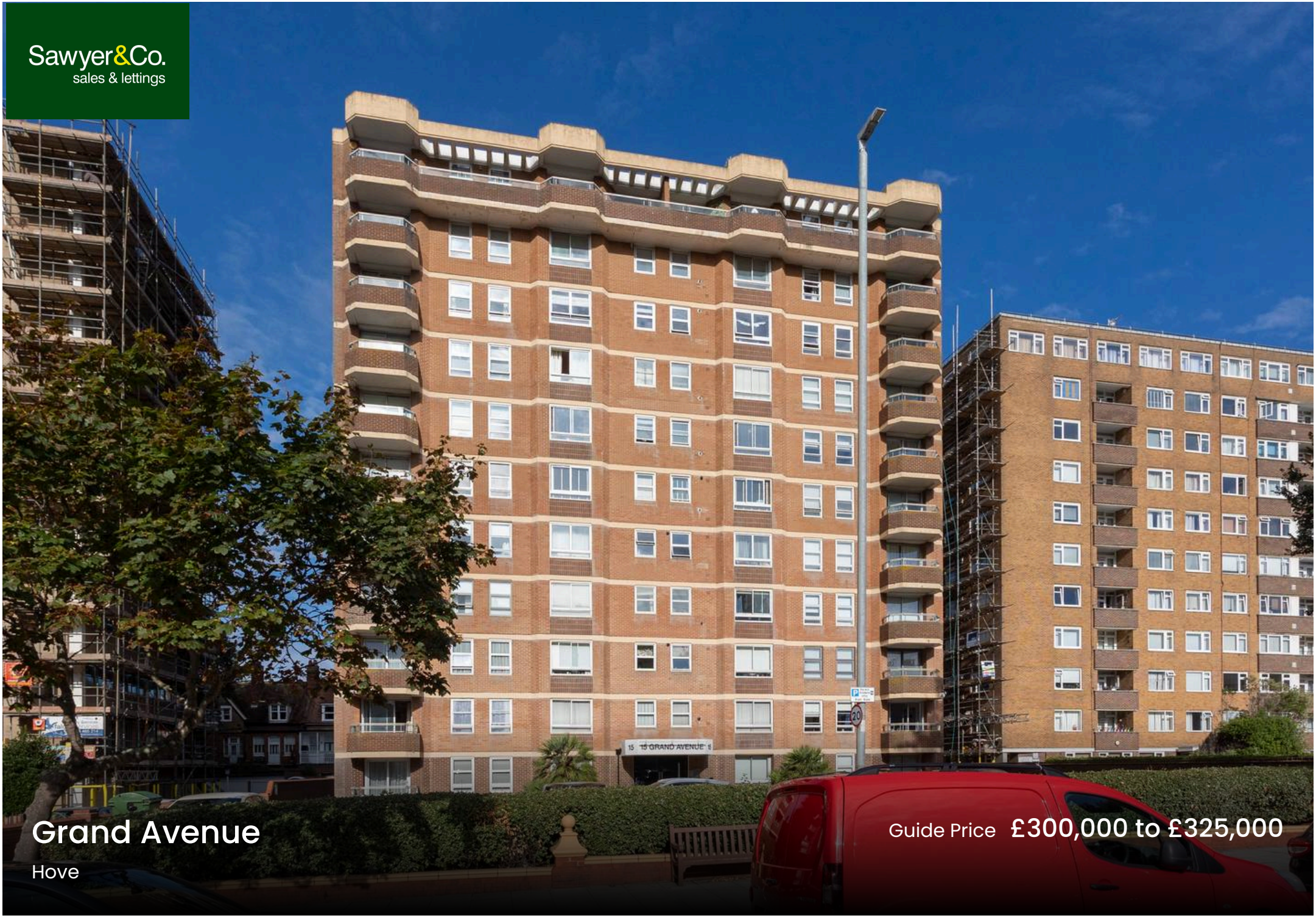

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15 GRAND AVENUE
Grand Avenue
Hove
Guide Price £300,000 to £325,000







Grand Avenue

Perfectly positioned in central Hove, just minutes from the seafront and Hove lawns, a spacious TWO BEDROOM REFURBISHED APARTMENT set on the SEVENTH FLOOR of a PURPOSE-BUILT DEVELOPMENT with SEMI-ALLOCATED PARKING. Sold with a SHARE OF FREEHOLD.

Set on the seventh floor of a highly favoured purpose-built block, this sizeable apartment enjoys an excellent central Hove location. Set back from the road and sheltered from the elements, the property boasts a welcoming hallway featuring useful cupboard storage, leading through to a bright and spacious lounge/diner. A well-appointed contemporary kitchen features integrated appliances, providing a stylish and practical space, while two bedrooms, a generous modern bathroom with a shower over the bath, and a separate W/C complete the accommodation. The apartment also benefits from semi-allocated parking and has a live-in caretaker.

In The Local Area

Situated on sought-after Grand Avenue, this apartment is located around the corner from the heart of Hove and the bustling cafe culture of Church Road with its many cafes, bars and restaurants, while the beach, Hove Lawns and seafront promenade are only moments away at the end of this iconic Hove avenue.







When it comes to shops, bars and restaurants, there's no shortage of choice with the amenities of Western Road and Brighton City centre 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 and beyond. Local schools include St Andrew's C of E (Aided) Primary School, St Christopher's Independent Prep School, Brunswick Primary School and Brighton Girls School.

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 - TBC

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

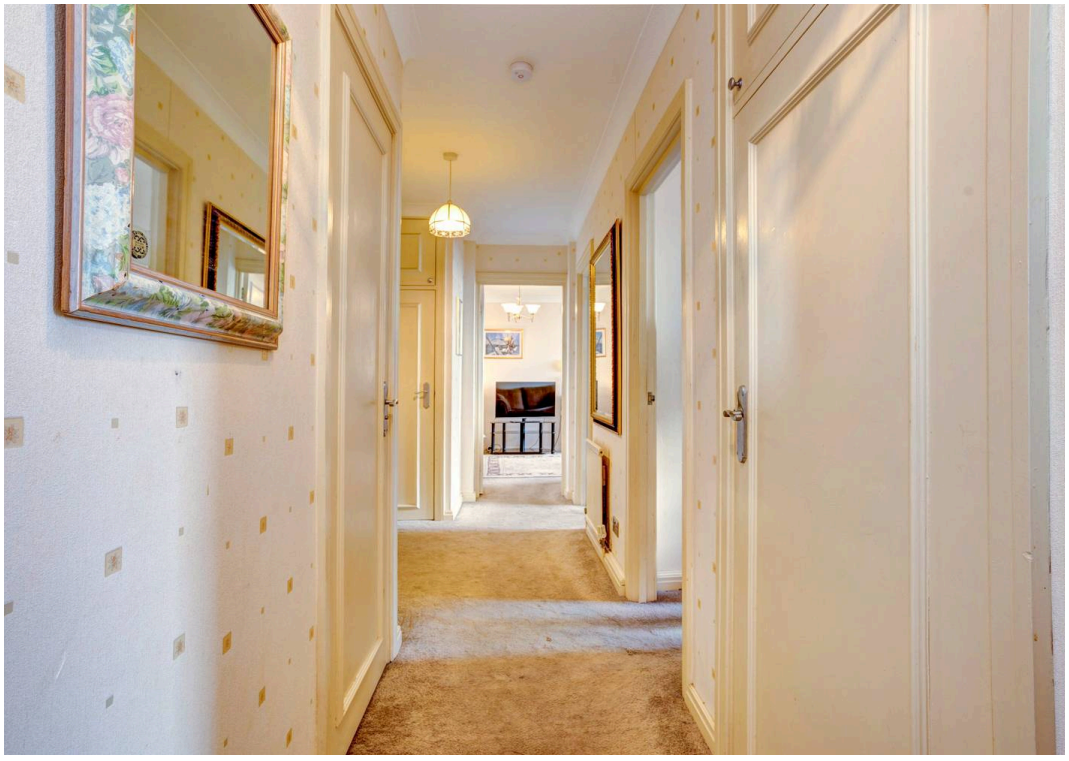
Tenure: Share of Freehold

Unexpired term on lease - 953 years

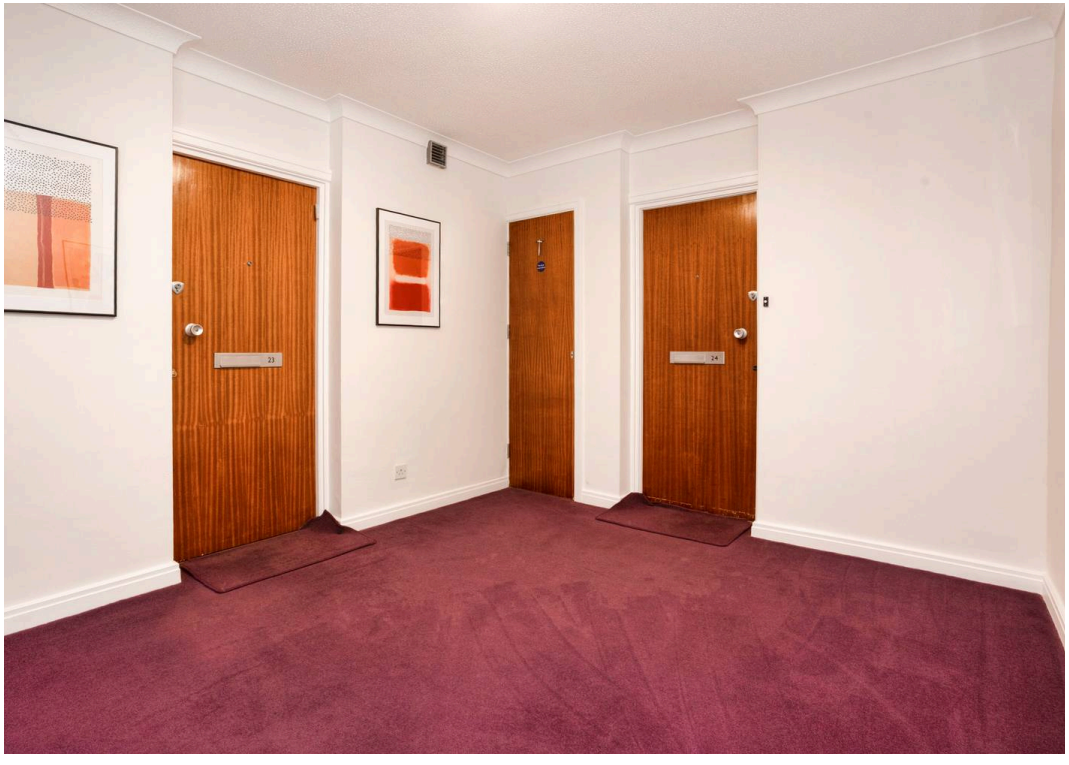
Service Charge - £3,979.14pa

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

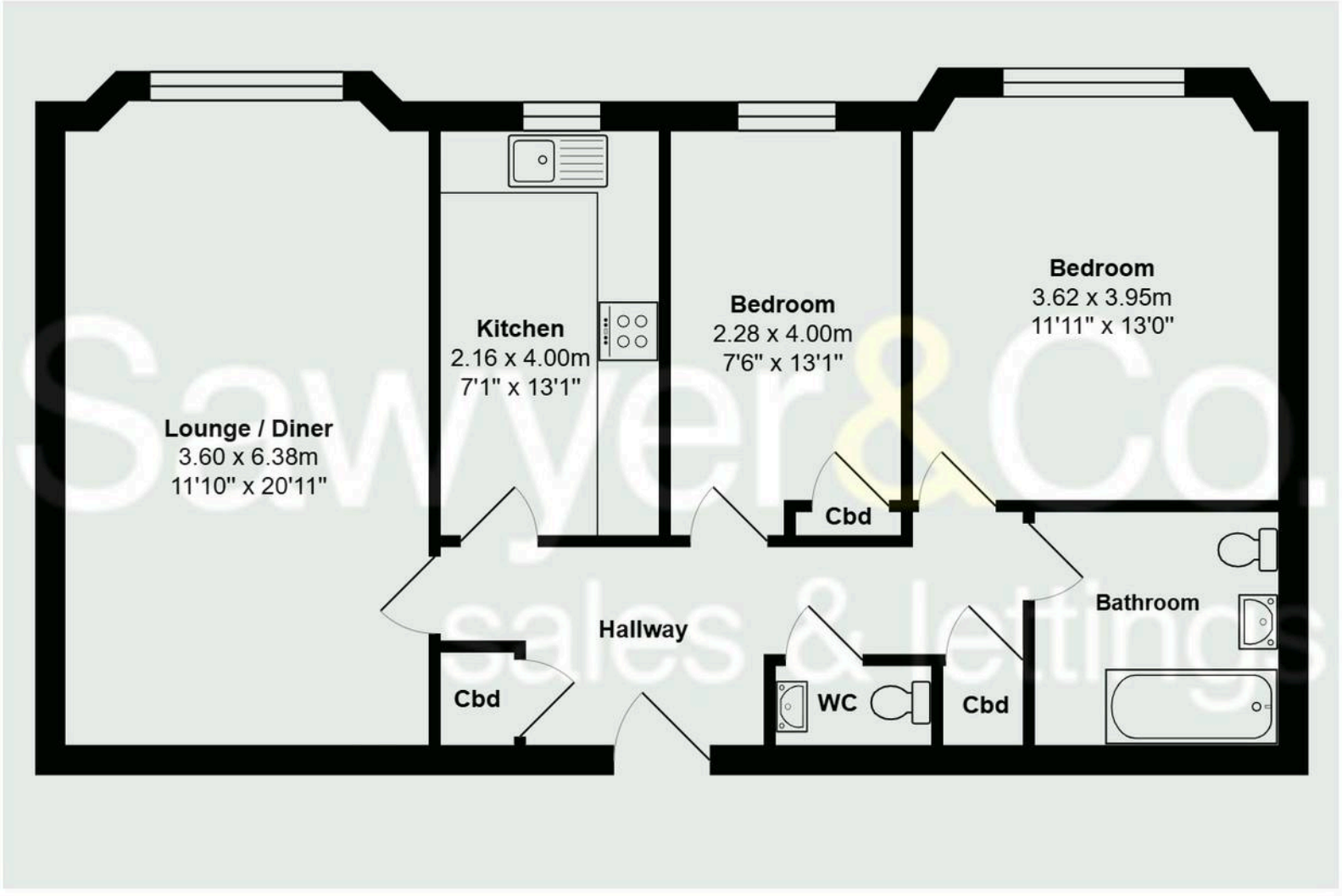












Total Area: 74.9 m² ... 806 ft²

All measurements are approximate and for display purposes only.

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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.