

Flat 20, 15 Grand Avenue

Hove BN3 2NG

Guide Price £350,000 - £375,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- CLOAKROOM
- KITCHEN
- LIVING/DINING ROOM
- GARAGE
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Occupying the sixth floor of this prestigious purpose built block, this beautifully presented apartment offers spacious and well proportioned accommodation in a highly sought after seafront location.

The property is presented in excellent decorative order throughout and comprises two generous double bedrooms, a modern bathroom, separate cloakroom, well appointed kitchen and a bright and spacious living/dining room, providing an ideal setting for both everyday living and entertaining.

Further benefits include the services of a resident caretaker and the considerable advantage of a private garage, a particularly desirable feature in this central location. The apartment is offered for sale with no onward chain, making it equally appealing as a permanent residence, coastal retreat or lock up and leave home.

Ideally positioned within easy reach of Hove seafront and promenade, the property also enjoys convenient access to an excellent selection of independent shops, cafés, restaurants and eateries, combining comfortable modern living with all the attractions of this desirable coastal setting.

ENTRANCE HALL Airing cupboard housing hot water cylinder, two further cupboards, radiator.

CLOAKROOM Low level w.c, sink.

KITCHEN Incorporating stainless steel sink with double drainer, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, gas cooker, space for fridge/freezer, tiled walls, gas fired boiler, double glazed window.

LIVING/DINING ROOM Double glazed window, radiator.

BEDROOM 1 Double glazed window, radiator.

BEDROOM 2 Double glazed window, radiator.

BATHROOM Suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c, radiator, tiled walls.

OUTSIDE

GARAGE

OUTGOINGS

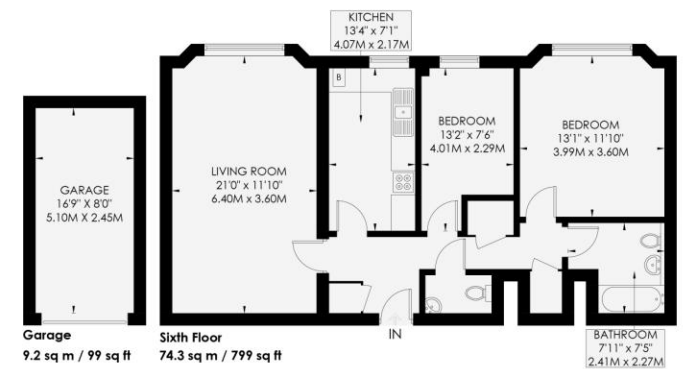
Share of Freehold

Maintenance £4,000 per Annum

Council Tax Band D (taken from the government website, www.brighton-hove.gov.uk/council-tax).
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

GRAND AVENUE
HOVE

APPROXIMATE GROSS INTERNAL AREA
74.3 sq m / 799 sq ft
INCLUDING LIMITED USE AREA OF
9.2 sq m / 99 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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