



## FLAT 10, GRAND AVENUE MANSIONS GRAND AVENUE HOVE, BN3 2NA

SHARE OF FREEHOLD

GUIDE PRICE £475,000 - £525,000. Nestled in the heart of Hove on the prestigious Grand Avenue, this charming first floor apartment offers a delightful blend of period elegance and modern convenience. Built in 1885, the residence boasts stunningly high ceilings and an array of period features that create a warm and inviting atmosphere.

Spanning an impressive 829 square feet, the property comprises two generously sized double bedrooms, a well-appointed open plan kitchen lounge diner reception a perfect focal point for relaxation and entertaining, while the bathroom is designed with both style and functionality in mind.

The building itself is immaculately maintained, reflecting the care and attention that has been devoted to preserving its character. The location is arguably one of the best in the city, providing easy access to the vibrant local amenities, beautiful seafront just a stones throw away, and excellent transport links to London and the surrounding area.

This property is sold with a share of the freehold and is an exceptional opportunity for those seeking a home that combines historical charm with modern living in one of Hove's most sought-after areas. Whether you are a first-time buyer or looking to downsize, this residence is sure to impress.

# Nicholas James

SALES LETTINGS AUCTIONS





## Flat 10, Grand Avenue Mansions

Approximate Gross Internal Area = 77 sq m / 829 sq ft

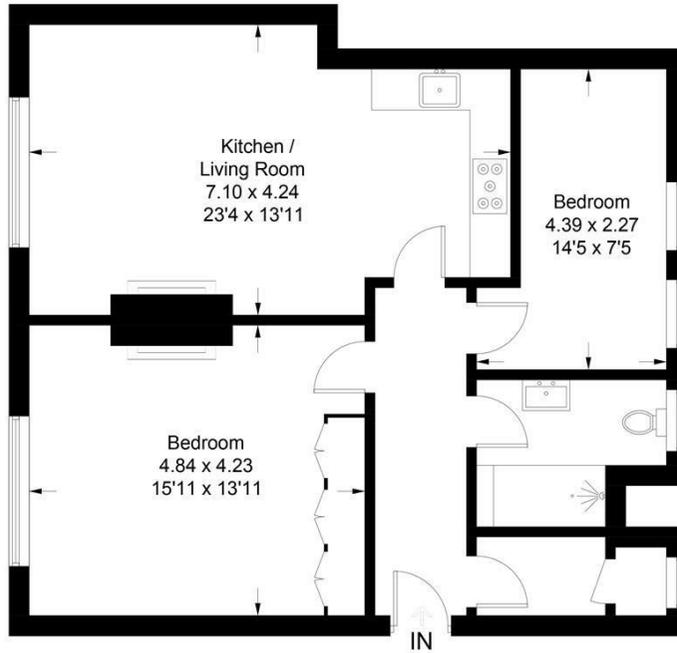


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229969)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

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