

H&N



Ashley Court, Grand Avenue, Hove

£675,000

HEALY
& NEWSOM

EST. 1990







Ashley Court, Grand Avenue, Hove, BN3 2NL

An exquisite three bedroom fifth-floor apartment offering a perfect blend of modern luxury and coastal charm that includes a garage and residents only parking. Fully refurbished in recent years to a high standard throughout and with stunning views, this Grand Avenue property is a rare find and a must-see for anyone looking to embrace the vibrant lifestyle that Hove has to offer.

Upon entering, you are greeted by a welcoming entrance hall adorned with elegant Karndean flooring, which flows seamlessly into the stylish living areas. The dual aspect living room is a true highlight with panoramic sea views that can be enjoyed from the comfort of your home. A door leads out to a private balcony, perfect for soaking in the sun or enjoying the gentle sea breeze.

The bespoke fitted high gloss kitchen is a chef's dream, complete with integrated appliances and including a convenient water filter tap. A separate utility cupboard provides additional space for a washing machine, ensuring that practicality is at the forefront of this beautifully refurbished flat.

The master bedroom features an ensuite shower room and two fitted double wardrobes, providing a private sanctuary, while the additional two bedrooms are generously sized and are also equipped with fitted wardrobes for ample storage. A separate bathroom caters to the needs of family and guests.

This property situated in a well managed building also benefits from a share of the freehold, a porter service and full time care taker, adding to the luxury and convenience of coastal living for those seeking a spacious retreat by the sea.

Garage and Parking

This apartment is sold with a garage that has power, there is also resident only parking within the grounds to the front of the building.

Location

The property is situated within the welcoming community of Ashley Court, opposite Hove lawns promenade and beach. A short distance along the seafront is Hove Beach Park, a recently regenerate seafront area that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity.

This area has an extensive selection of café's, shops, bars and restaurants in nearby Church Road, George Street and Blatchington Road. A short distance away are the green open spaces of St Ann's Wells and Hove Park, nearby, Palmeira Square and Adelaide Crescent also offer open spaces to relax and for cricket fans the County ground is situated on Eaton Road. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days.

Hove station is under a mile in distance (0.8 miles/1.3 km), for those needing to commute to London and Gatwick. Regular bus services are situated nearby, providing access to all parts of the city and beyond.

Additional Information

(Outgoings as advised by our client)

Tenure: Share of Freehold - Years remaining TBC

Internal measurement: 89.3 Square metres / 961 Square feet

Service Charge: £TBC to follow

Council Tax Band: E

EPC Rating: C

Parking Zone: N





Ashley Court, Grand Avenue

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

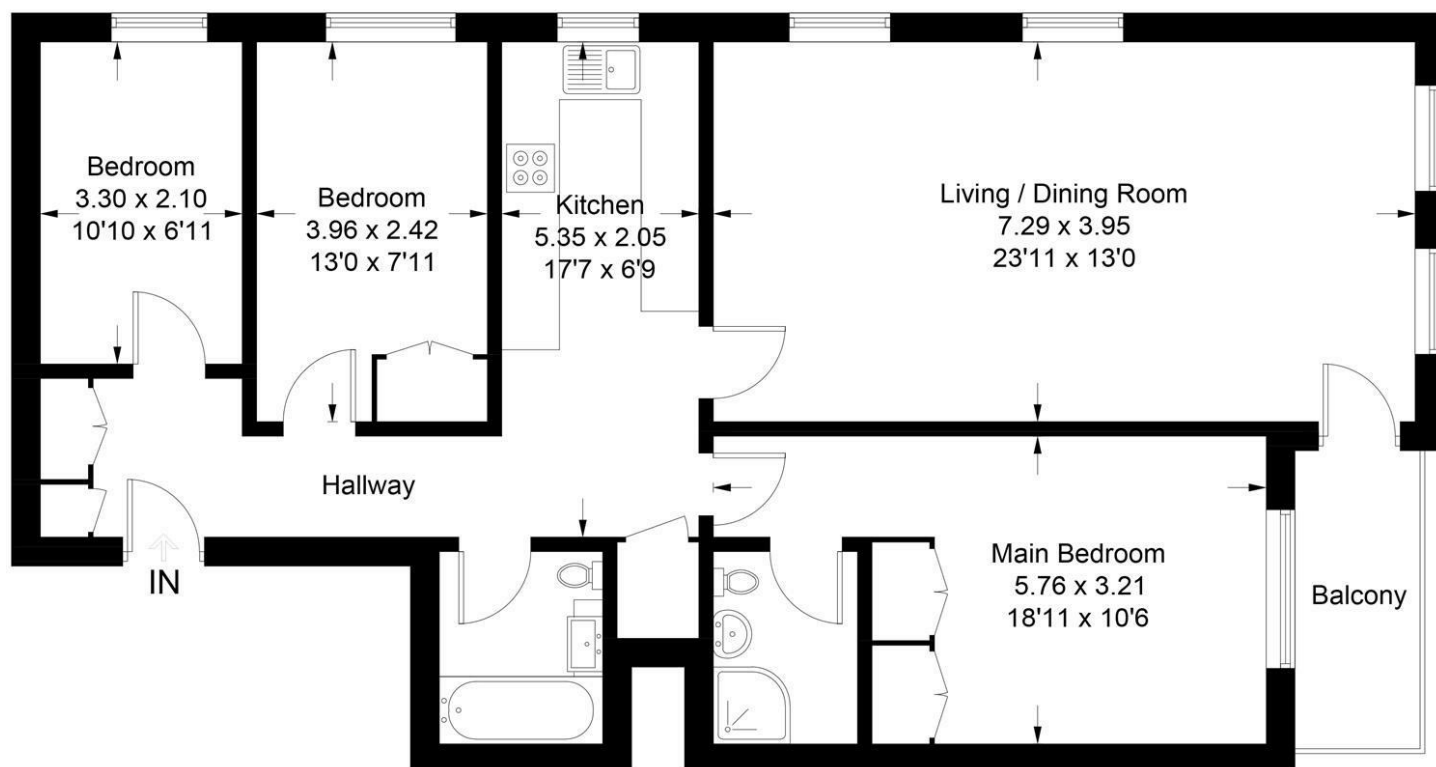


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322549)



**HEALY
& NEWSOM**

EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.