

HAMLYN SMITH

GUIDE PRICE £325,000 - £350,000

GRAND AVENUE, HOVE

1 BEDROOMS
1 RECEPTIONS
1 BATHROOMS

GUIDE PRICE £325,000-£375,000| Situated in the heart of central Hove, just south of Church Road and moments from the seafront, this beautifully presented raised ground floor 1 bedroom mansion apartment spans an impressive 900 sq ft and showcases an elegant blend of period charm and contemporary styling. The apartment has the added benefit of an allocated parking space.

- One Bedroom Mansion Apartment
- Raised Ground Floor
- Parking Space
- Share Of Freehold
- Potential To Adapt Layout (STNC)
- Period Features
- Moments From The Amenities of Church Road









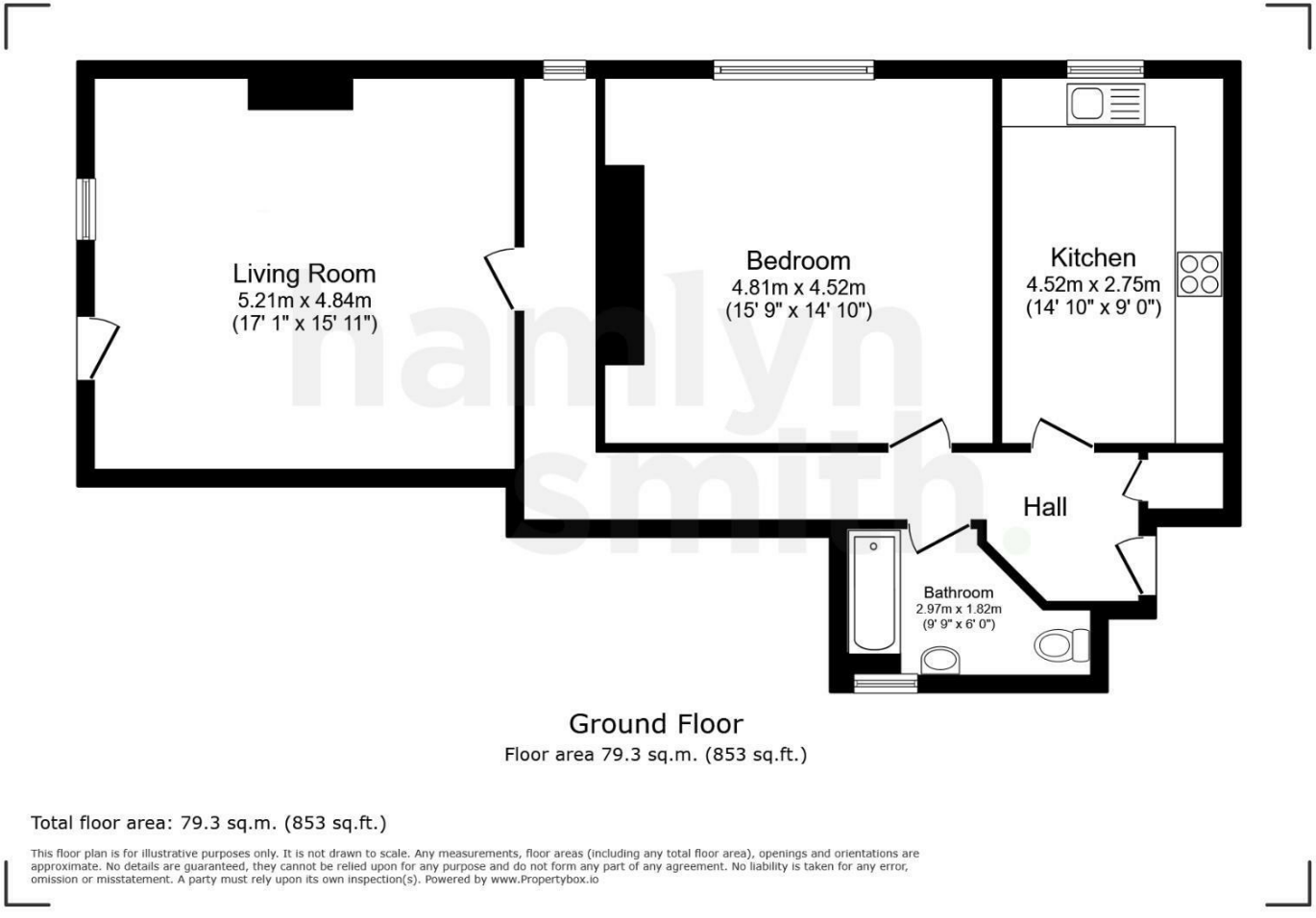






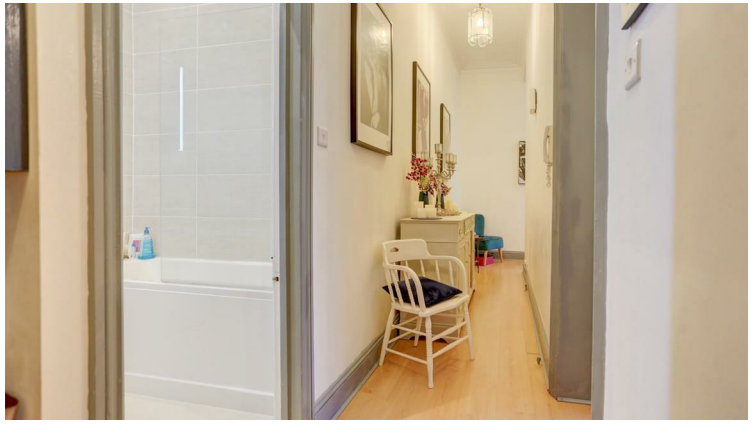



GRAND AVENUE MANSIONS



Total floor area: 79.3 sq.m. (853 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Occupying the raised ground floor of Hove's very first purpose-built mansion apartment building, this exceptional Victorian residence enjoys an enviable position just a short stroll from the beach and the vibrant café culture of Church Road. The apartment also benefits from an allocated parking space.

Set within a striking period building, the apartment is rich in original character, featuring high ceilings, large sash windows, stained glass detailing and an attractive feature fireplace. The generous proportions create a wonderful sense of space and light throughout.

The accommodation comprises a substantial lounge/dining room, ideal for both entertaining and relaxed everyday living, alongside a separate shaker-style kitchen. The generous double bedroom is complemented by a modern bathroom with shower over bath. An L-shaped entrance hall cleverly incorporates space for a study area, adding flexibility for home working.

Located at the northern end of Grand Avenue, the apartment is perfectly positioned for Hove's renowned seafront, with Hove Lawns and the beach just moments away. Church Road's array of independent cafés, bars and restaurants are within easy reach, while Western Road and Brighton city centre offer further shopping, dining and entertainment options.

Grand Avenue itself has a fascinating history; built to satisfy the Victorian passion for seawater bathing, tanks beneath the lawns opposite once stored thousands of gallons of seawater, and some of the properties here were among the first in the world to feature three taps — hot, cold and seawater.

For commuters, Hove mainline station is approximately just over half a mile away, providing convenient links to London and beyond, while regular bus services offer easy access into Brighton.

A rare opportunity to acquire a substantial and characterful apartment in one of Hove's most prestigious seafront locations with a allocated parking space. Early viewing is highly recommended.

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