



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

OFFERS IN EXCESS OF  
**£475,000**

**Grand Avenue**  
Hove, BN3 2NH



## PROPERTY SUMMARY

OIEO £475,000

Jack Taggart & Co are delighted to offer this exceptional two double bedroom apartment set along the ever-desirable Grand Avenue in Hove, boasting direct sea views and generous proportions throughout.

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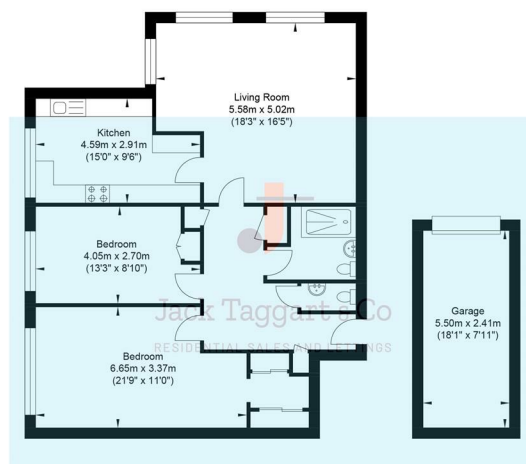








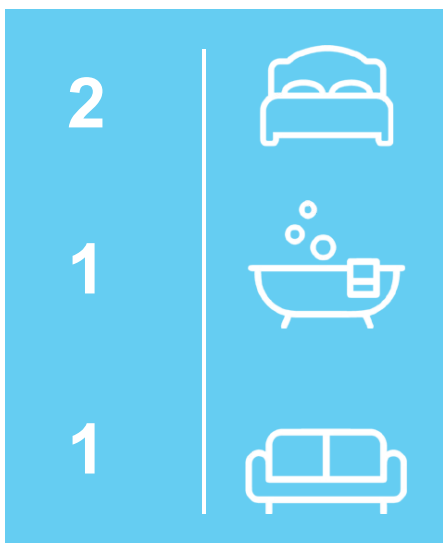
## Grand Avenue



Third Floor  
Approximate Floor Area  
978.87 sq ft  
(90.94 sq m)

Garage  
Approximate Floor Area  
142.72 sq ft  
(13.26 sq m)

Approximate Gross Internal Area (Excluding Garage) = 90.94 sq m / 978.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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