



- A delightful one bedroom ground floor purpose built apartment
- Share of freehold
- Lounge/diner with doors to balcony
- Rear communal gardens
- No onward chain

Grand Avenue, Hove, BN3 2LD

Asking Price Of £270,000

A fantastic ground floor apartment with a balcony positioned in a sought-after art deco purpose built building set adjacent to Hove Lawns, the seafront and many amenities, eateries and bars on Church Road city centre. The property is well presented and is being offered with no onward chain, making it perfect for first time, investment or second home buyers.

Property Description

This charming one-bedroom ground floor apartment on Grand Avenue in Hove offers a unique opportunity to own a home on one of the area's most prestigious roads. Ideally located just steps from the bustling seafront, this well-presented property combines style and comfort with an exceptional central location. The apartment's spacious lounge and dining area opens through double doors to a private balcony, perfect for enjoying fresh sea air or creating a small outdoor oasis.

With a share of the freehold, this home provides not only excellent value but also greater security and control for the discerning buyer. The thoughtful layout optimizes the space, offering both comfort and functionality. The bedroom is bright and airy, and the tasteful decor throughout complements the overall ambiance of the apartment. The apartment has access to beautiful rear communal gardens, providing a serene green space for relaxation, as well as meticulously maintained communal areas, which add to the property's overall appeal.

Located in the heart of Hove, this apartment provides effortless access to local shops, cafes, and amenities, allowing you to fully immerse yourself in the vibrant lifestyle of this sought-after area. With the added benefit of no onward chain, this property is ready to welcome its new owner without delay. Whether you're a first-time buyer, downsizing, or looking for a charming seaside retreat, this property on Grand Avenue represents an unmissable opportunity to embrace Hove living at its finest.



Accommodation

GROUND FLOOR

ENTRANCE HALL

KITCHEN

9' 6" x 5' 10" (2.9m x 1.78m)

BATHROOM

BEDROOM

13' 00" x 11' 11" (3.96m x 3.63m)

LIVING ROOM

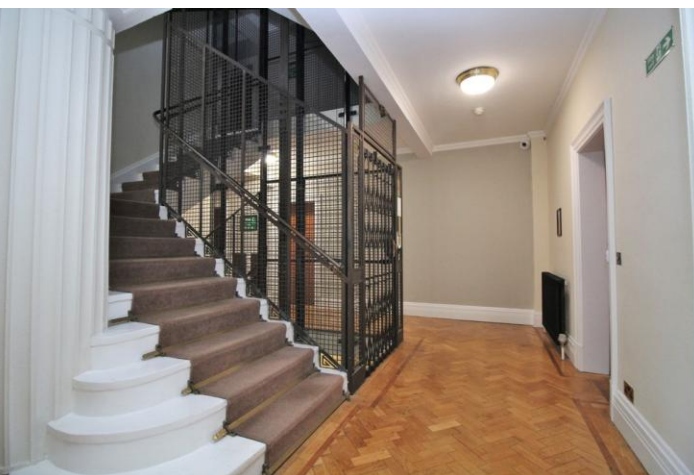
14' 2" x 12' 8" (4.32m x 3.86m)

DOORS LEADING TO BALCONY

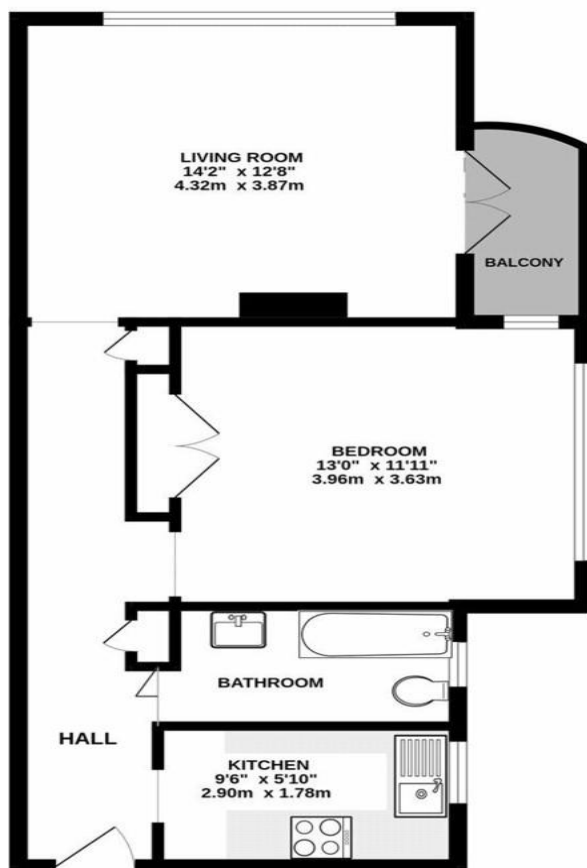
OUTSIDE

PRIVATE BALCONY

COMMUNAL GARDENS



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



GRAND AVENUE HOVE

TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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