



**Coombe Lea, Grand Avenue**

Hove

Guide Price £400,000 - £450,000



Located in central Hove minutes from the seafront and Hove lawns; an attractive PURPOSE-BUILT APARTMENT set on the SECOND FLOOR (LIFT ACCESS) and benefiting from THREE DOUBLE BEDROOMS. Sold with a SHARE OF THE FREEHOLD and NO ONWARD CHAIN.

Positioned on the second floor of a highly-favoured purpose-built block, this sizeable apartment is ideally located in central Hove. Set back from the road and sheltered from the elements, the property boasts a spacious lounge/diner, a separate kitchen, three double bedrooms and an amply-sized bathroom suite. The property has a balcony and would benefit from modernisation works throughout. The building itself is pet-friendly subject to a licence/permission, and has a well-considered live-in caretaker.

#### **In the Local Area**

Located at the northern end of Grand Avenue this apartment is only just around the corner from the heart of Hove and the bustling cafe culture of Church Road with its many cafes, bars and restaurants. The beach, Hove Lawns and seafront are only moments away at the end of the road. When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Western Road and Brighton City centre are also all close at hand.



Easily accessible, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton. Local schools include St Andrew's C of E (Aided) Primary School, St Christopher's School, Brunswick Primary School and Brighton & Hove High School.

#### **Further Information**

Situated in Parking Zone N, this apartment is currently Council Tax Band C which is charged at £2,182.92 for 2025/26.

EPC rating - C

Council Tax - C

**Broadband & Mobile Phone Coverage -**  
Prospective buyers should check the Ofcom Checker website

**Planning Permissions -** Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

Tenure: Share of Freehold

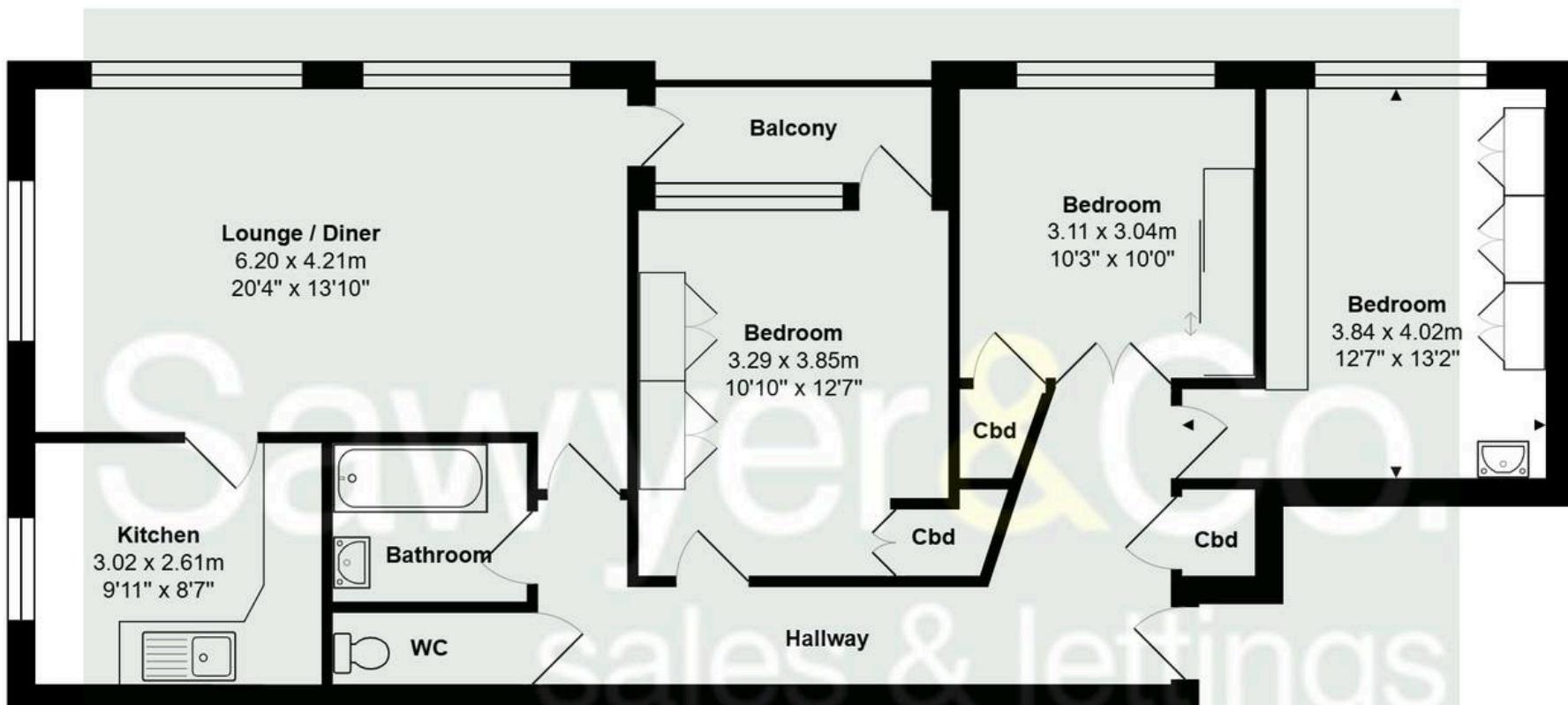
Unexpired term on lease - years

Service Charge -

Ground Rent - TBC

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.