



Grand Avenue | Hove | East Sussex

Sawyer & Co.
sales & lettings

FOWLERS
ESTATE AGENTS

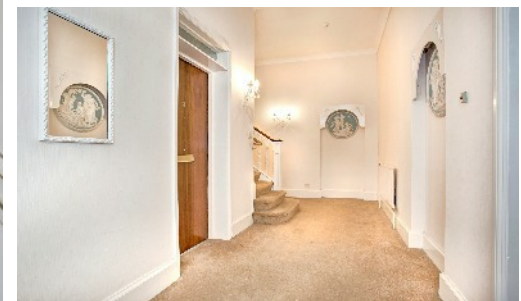
austin gray

In Brief

Renovation and Development Opportunity - Substantial Grade II Listed Period Mansion on Hove's Grand Avenue with Garage and Sea Views.

Situated in one of Hove's most sought after and prestigious areas, this is an incredibly rare chance to acquire an entire mansion property, one of the few red brick buildings on Grand Avenue.

From a doctors surgery and library to the first premises of The Hove Club in 1882, this breath-taking period building offers a fantastic development opportunity. Subject to the correct consents, the incredibly versatile interior of eight self-contained apartments has scope to become a Bed and Breakfast, hotel, nursing home, property development, or a complete family house. No Onward Chain. Freehold. Sawyer & Co. Austin Gray and Fowlers will be joint auctioneers for this property on 30th March 2017.



In more detail



Designed by the architect A F Faulkner in the Surrey vernacular style, this distinctive red brick property was built by the renowned builder William Willett.

Standing at the north east corner of Grand Avenue, in 1891 Willett donated space at this expansive Grade II listed property to the Hove Commissioners to set up a free public reading room and reference library, thereby becoming the first site of what we know today as Hove Library.

INSIDE - The grand proportions of this central Hove property are equally matched by the distinguished facade, with its gabled bay windows, original arched entrance and distinctive tall chimney stacks. Although in need of complete renovation there is still a wealth of elegant period features to remind you of the charm and history of this property.

Wide south-facing sash bay windows offer beautiful sea views, tall ceilings feature intricate architraves and wide hallways display ornate Wedgwood-style mouldings, while the original parquet flooring, marble fireplaces and antique Simplex bathroom fittings combine to create a fantastic example of a period property. Arranged over four floors, eight separate apartments offer a fantastic sense of height and space with many looking out onto Grand Avenue and straight down to the sea.

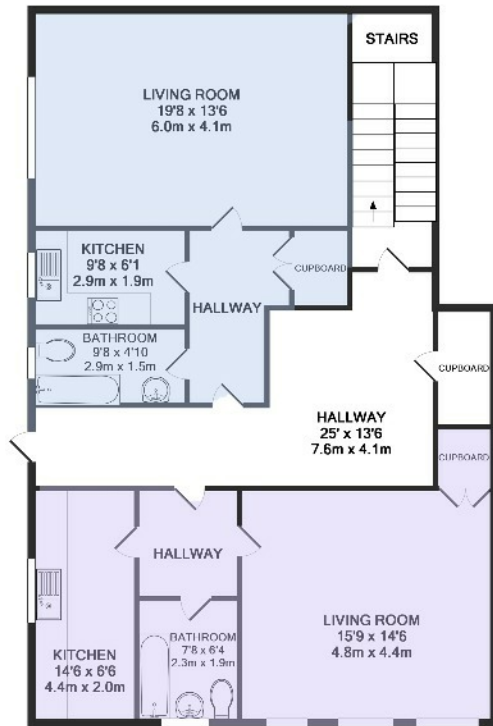
IN THE LOCAL AREA - In 1872, to satisfy the Victorians love of bathing in seawater some of the properties on Grand Avenue were the first in the world to have three taps installed hot, cold and seawater.

Located at the northern end of Grand Avenue this magnificent mansion is in the heart of Hove and the bustling café culture of Church Road. 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.

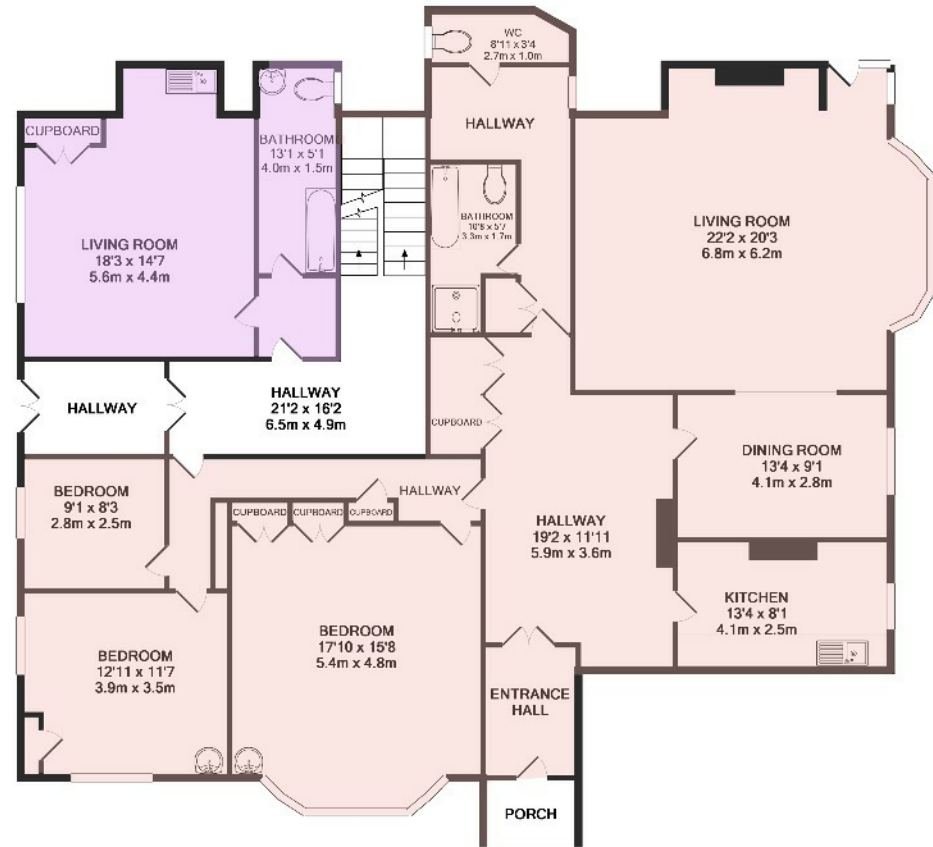
Approximately just over half a mile away, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton. Local schools include St Andrew's C of E (Aided) Primary School, St Christopher's School, Brunswick Primary School, BIMM and the private Brighton & Hove High School.

While you're out and about, Brighton & Hove City Council and BT have joined forces to make free Wi-Fi available from their network of 40 hotspots at a range of locations across the city centre. This section of Grand Avenue benefits from access to Superfast Broadband with speeds up to 68Mbps. At the moment there is a waiting list for a Residents Parking permit in this area which is situated in Parking Zone N and operates between 9am to 8pm Monday to Sunday.





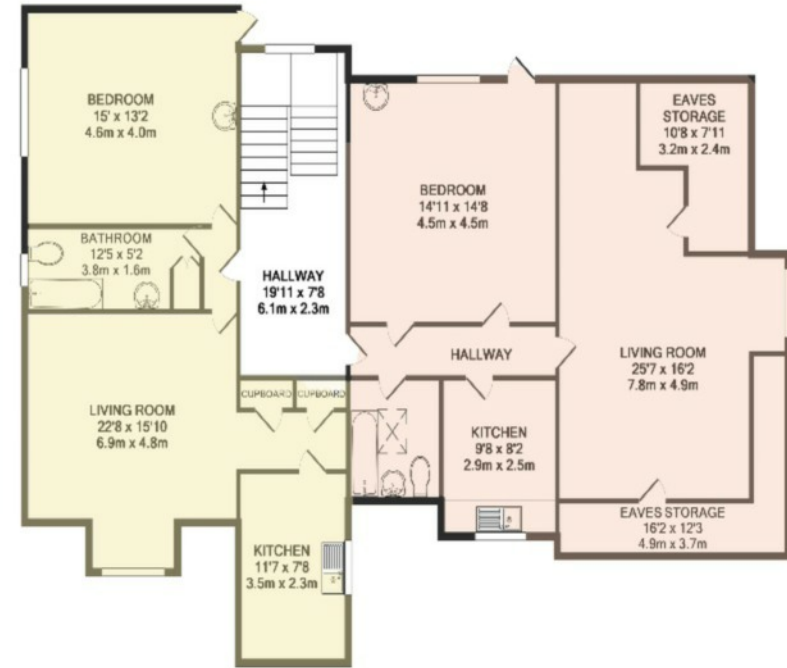
BASEMENT LEVEL
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2287 SQ.FT.
(210.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1936 SQ.FT.
(180.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(148.9 SQ.M.)

TOTAL APPROX FLOOR AREA 7004 SQ FT (650.7 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 reliability or efficiency can be given.
Made with Metapic 5/2017.

EPC Exempt

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