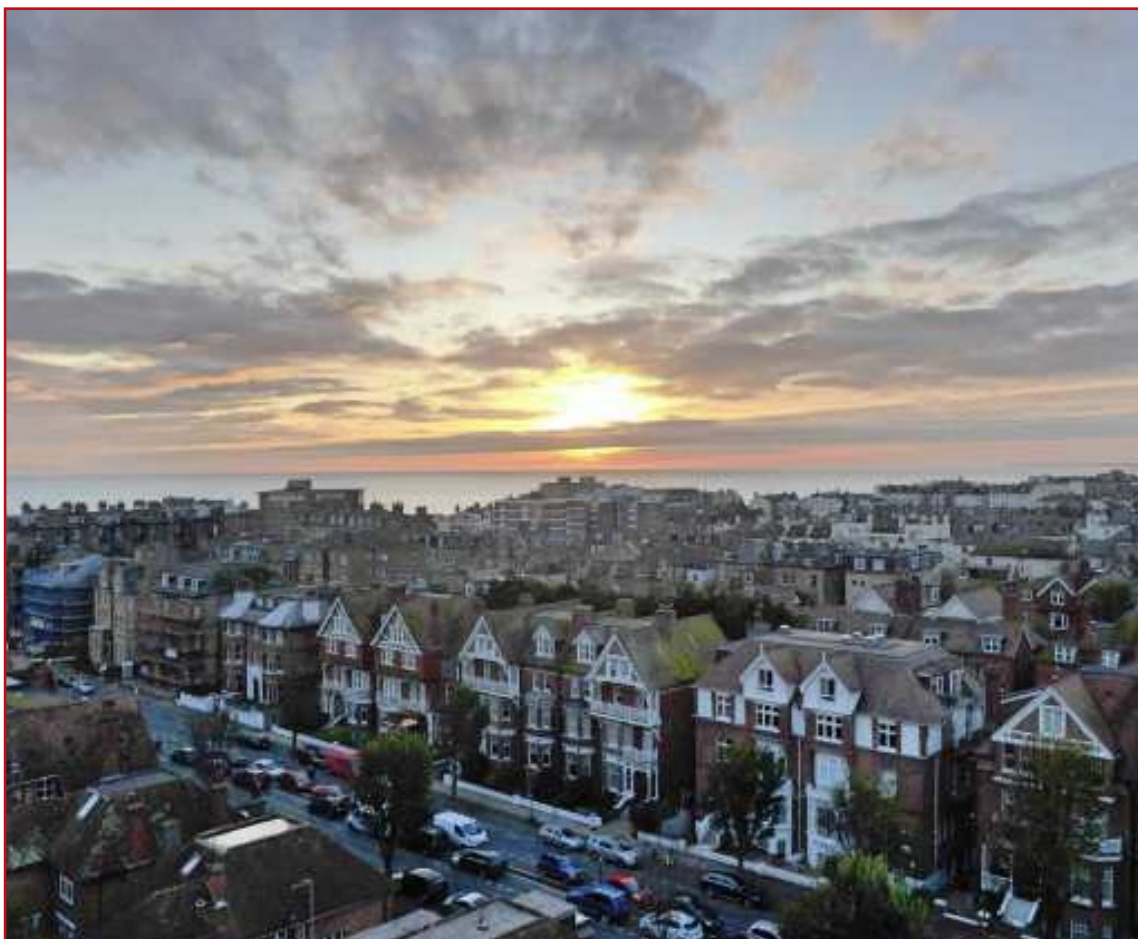


ELLIOTTS

82 Coombe Lea, Hove, BN3 2NF Price **£200,000** Share of freehold

AMAZING VIEW! Elliotts are delighted to offer this PARTICULARLY BRIGHT, CHAIN FREE, tenth floor studio apartment with a PANORAMIC WESTERLY VIEW from the sea to The Downs, a GOOD SIZE and ready for early occupation, popular purpose built block on HOVE'S FAMOUS GRAND AVENUE.



2 Church Road, Hove BN3 2FL

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Registered No 2829245

Registered Office:

2 Church Road, Hove BN3 2FL



What a flat to watch the world go by from! This newly redecorated white themed studio apartment is located on the tenth floor (passenger lift of course) of this popular and well regarded purpose built block, located on Hove's famous Grand Avenue, immediately adjacent to Hove seafront but also within just a few steps of Church Road's many restaurants, bars and shopping facilities.



One of the best studio apartments we have seen for a long time, this neutrally decorated flat has double glazing and due to its elevated position within the building on the tenth floor (top), enjoys some of the best views there are in this part of Hove, which extends right across the rooftops of the surrounding area looking out to sea in one direction and northwards over The Downs. There is a big main living room which has a useful recess, which would be ideal for a large folding double bed, the entrance has good storage including a recess which would be ideal for a wardrobe etc, and there is a spacious modern bathroom with white suite and separate kitchen. Windows from both the lounge and the kitchen enjoy fabulous views, within the kitchen there is a long breakfast bar which also provides an ideal vantage point.



Being immediately adjacent to Hove seafront, Church Road is also just within a few steps which contains the majority of Hove's varied selection of restaurants, bars and shopping facilities and Hove station is also just a few blocks away and therefore within comfortable walking distance making it ideal for commuters.

- **Incredible views**
- **Central Hove - Grand Avenue**
- **Tenth floor (passenger lift)**
- **Newly decorated**
- **White themed decor**
- **Separate eat-in kitchen with window**
- **Hallway with good storage**
- **Modern bathroom/WC**



ENTRANCE HALL

Storage is always at a premium with flats of this kind and there is a large double cupboard with cylinder, plus a large recess suitable for either a built-in or free standing wardrobe.

MAIN LIVING ROOM 18'5 x 12'6 maximum (5.61m x 3.81m maximum)

A fabulous room which enjoys stunning views right across the rooftops to the sea one side and The Downs the other, there is also a useful almost tailor made recess, which would be ideal for a retractable double bed if required, door to:

EAT-IN KITCHEN 10'4 x 8'3 (3.15m x 2.51m)

Another room which enjoys stunning views from a large double glazed window, wood worktops are in a U shape to three walls and incorporate a long breakfast bar which provides seating to enjoy the view! Inset stainless steel sink unit, base and eye level cupboards, space for appliances including cooker, slate floor, real stone tiled splashback.

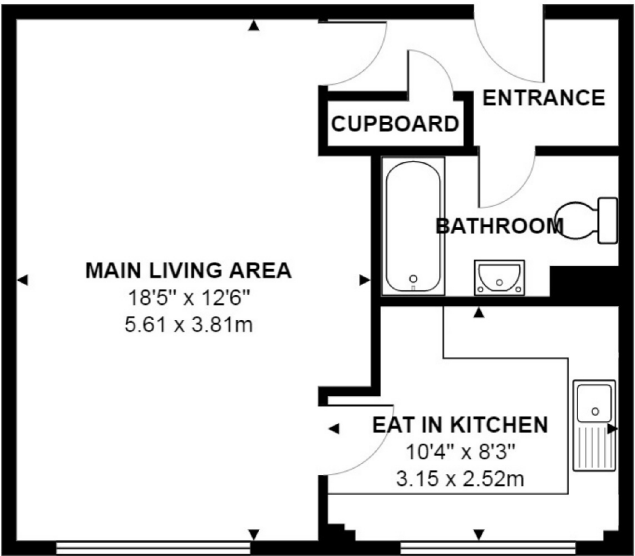
BATHROOM

With white suite, tiled floor and part mosaic tiled walls. Panelled bath with mixer/hand shower attachment, pedestal wash basin, low level WC and underfloor heating.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(21-28)	A		
(81-91)	B			(11-20)	B		
(69-80)	C			(2-10)	C		
(55-68)	D				D		
(43-54)	E				E		
(31-42)	F				F		
(21-30)	G				G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		79				65	
		27				37	



Total Area: 391 ft² ... 36.3 m²

All measurements are approximate and for display purposes only