

## 16 Ashley Court, Hove, BN3 2NP

### Price £425,000 Share of freehold

Elliotts are delighted to offer a particularly BRIGHT, FOURTH FLOOR flat, (approached via PASSENGER LIFT), with VIEWS extending across HOVE PROMENADE and TO THE SEA, IMMACULATELY PRESENTED and offered for sale with NO ONGOING CHAIN, highly regarded and SOUGHT after block in HOVE's FAMOUS GRAND AVENUE.



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Registered Office:

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An opportunity to acquire a superbly presented purpose built apartment, located on the fourth floor of this well regarded and sought after purpose build block, approached via passenger lift, and located in Hove's premier area, immediately adjacent to the seafront.

Facing South to the front, the flat enjoys elevated views across Hove Lawns, beach huts, promenade and to the sea. To the side, the flat has a West aspect with views which extend across Third and Fourth Avenues, and to the quieter rear section is where the main bedroom is.

With two bedrooms, both of which are large enough to accommodate double beds, with the master bedroom being a particularly good size, a large lounge/dining room, separate high gloss kitchen with built-in appliances and a window, and modernised luxury shower room including an over-sized shower.

With independent gas fired central heating and double glazing, the flat is just a few yards from Hove Lawns and the sea, but also just a few hundred yards from Church Road, which contains the majority of Hove's many restaurants, bars and shopping facilities, and a few blocks from Hove station for commuters.



- **Views across Hove Lawns to the sea**
- **No ongoing chain**
- **Immaculately presented**
- **Feature South aspect lounge/dining room**
- **White high gloss separate kitchen with window**
- **Kitchen with built-in appliances**
- **Two bedrooms**
- **Passenger lift**
- **First come, first serve parking**
- **Master bedroom being particularly good sized**



**FOURTH FLOOR (APPROACHED VIA PASSENGER LIFT)**

**ENTRANCE HALL**

**FABULOUS SOUTH ASPECT LOUNGE**  
18'6 x 11'8 (5.64m x 3.56m)

**SEPARATE KITCHEN** 9'6 x 6'4 (2.90m x 1.93m)

**BEDROOM 1** 14'10 x 11'8 (4.52m x 3.56m)

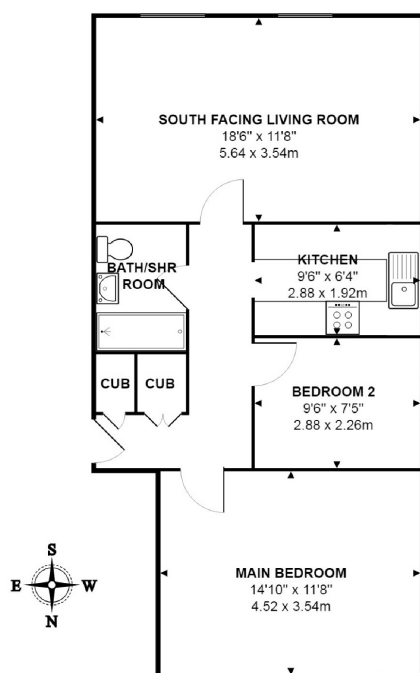
**BEDROOM 2** 9'6 x 7'5 (2.90m x 2.26m)

**LUXURY BATH/SHOWER ROOM**

**OUTSIDE**


**COMMUNAL PARKING (UNALLOCATED)**





Total Area: 678 ft<sup>2</sup> ... 63.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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