

# PHILLIPS & STILL

Grand Avenue, Hove

Asking Price £275,000



- **A Fantastic Newly Refurbished One Bedroom Apartment**
- **Open Plan Living Accommodation**
- **Close to Hove Seafront**
- **Perfect First Home or Investment Property**
- **Sought After City Centre Location**

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## Grand Avenue Mansions, Grand Avenue, Hove, BN3 2NA



This beautiful Victorian mansion block sits prominently on one of Hove's finest roads with a vast array of independent coffee houses and restaurants nearby and combined with Hove lawns and the popular seafront being only a stone's throw it's a location that won't fail to impress.

You are on the doorstep of a variety of boutique shops and gastro pubs which makes this fantastic cosmopolitan city so exciting and vibrant. This is also a very convenient location for anyone who needs to commute to London or Gatwick as Hove railway station is within walking distance.

The building was built in the 1880's and has a soft heritage colour scheme, original period detailing and generous proportions are just a few of the features that remind you of the grandeur of this Hove home, whilst contemporary interior design features accommodate today's modern lifestyle. There is also a large sweeping staircase with a lift access and bike storage available.

The apartment itself is positioned on the lower level and comprises of: open plan lounge/ kitchen which is perfect for relaxing in or entertaining guests, then there is a modern family bathroom and a double bedroom. The property itself has recently been refurbished and is being offered with no onward chain.



## Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront! There you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.

## Accommodation

### LOWER GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA  
16' 9" x 15' 0" (5.11m x 4.57m)

BEDROOM  
15' 0" x 17' 2" (4.57m x 5.23m)

BATHROOM

### Grand Avenue Mansions, Grand Avenue, Hove, BN3 2NA

Approximate Gross Internal Area = 52.4 sq m / 564 sq ft

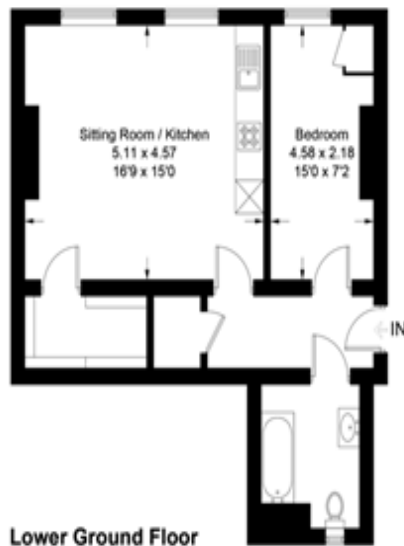


Illustration for identification purposes only, measurements are approximate, not to scale.  
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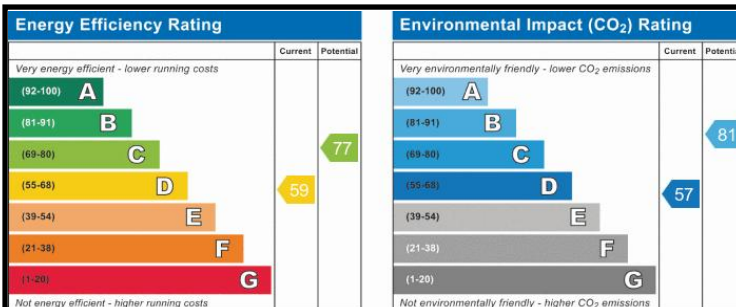




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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