



Guide Price
£525,000
Leasehold

Grand Avenue, Hove

- STUNNING THREE DOUBLE BEDROOM APARTMENT
- MODERN DECOR THROUGHOUT
- EAST FACING BALCONY
- FIRST COME FIRST SERVE PARKING
- SEA VIEWS
- IDEAL GRAND AVENUE LOCATION

*** GUIDE PRICE £525,000 - £550,000 ***

Robert Luff & Co are delighted to offer to market this stunning central Hove apartment has easy access to everything that this highly popular and desirable city has to offer. Located on Grand Avenue this apartment benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also ideally located to Hove mainline station with its direct links to London, and Church Road with its variety of bars, restaurants, cafes and local independent shops. Also within close proximity you will find Hove Park, St Ann's Well Park, Hove Recreation Ground and Hove lawns.

This spacious and extremely well presented apartment occupies part of the fifth floor of this purpose built building, Coombe Lea. The generous accommodation features: Entrance hall, lounge/dining room, beautiful fitted kitchen with integrated appliances and wood effect work surfaces, three double bedrooms, contemporary bathroom and separate WC.

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Accommodation

Entrance Hall

Office space

Lounge/Diner 11'11" x 20'7" (3.65m x 6.29m)

Dual aspect with double glazed windows, solid oak wooden flooring, two radiators, door to private balcony.

Kitchen 8'3" x 9'11" (2.52 x 3.03)

High gloss white kitchen, wooden effect worktops with stainless steel sink/drainer, oven with gas hob and extractor over, fridge freezer, washing machine, dishwasher, microwave, solid oak wooden flooring, double glazed window, boiler.

Bedroom One 12'1" x 10'9" (3.70 x 3.30)

Double glazed window, built in wardrobes, radiator, spot lighting, access to balcony.

Bedroom Two 13'2" x 13'3" (4.02 x 4.04)

Double glazed window and radiator.

Bedroom Three 9'11" x 10'2" (3.04m x 3.10m)

Double glazed window and radiator.

Bathroom

Bath with shower over, fully tiled, wash hand basin set in vanity unit, W.C, heated towel rail, extractor fan, storage cupboard

Separate W.C

Fully tiled and benefitting from three storage cupboards.

Office Space

Internet connection, electric, shelves, office desk, sockets, USB chargers.

Parking

First come first serve basis.

Balcony

Space for table and chairs.

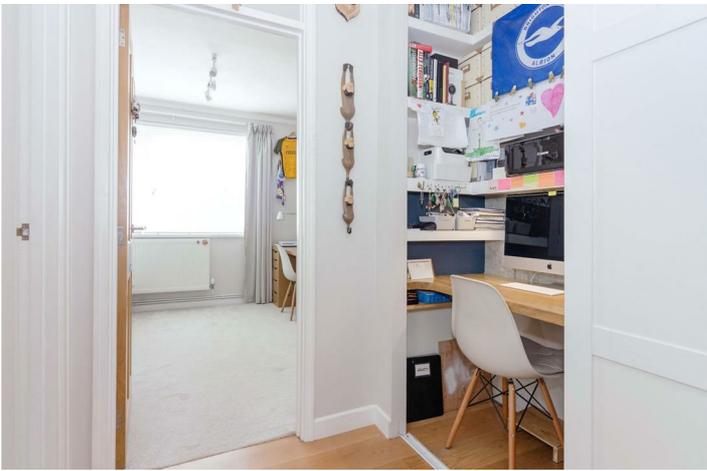
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Floor Plan

Approx. 87.9 sq. metres (946.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.0 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.