



Grand Avenue, Hove



Price
£450,000
Share of Freehold

- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- STUNNING SEA & ROOFTOP VIEWS
- RECENTLY FITTED HIGH SPECIFICATION KITCHEN
- CENTRAL HOVE LOCATION
- CLOSE PROXIMITY TO HOVE LAWNS & HOVE STATION

Robert Luff & Co are delighted to bring to market this spacious two-bedroom apartment with stunning, unimpeded views of the sea and South Downs. The apartment is situated on the 8th floor of a purpose-built period block, designed by the renowned architect Owen Luder.

Victoria Court is located on Grand Avenue which leads to Hove seafront with delightful walks, city cycle lanes, Hove lawns, and the famous beach huts. The property is also ideally located to Hove mainline station, with direct links to London, and Church Road with a fantastic variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Spacious living & dining room, separate kitchen, two double bedrooms and family bathroom. Fitting and equipment throughout the apartment is of a very high quality, with the kitchen recently refitted by Design Interiors featuring a Quooker tap, Bora induction hob, and Leicht cabinets. Other benefits include; live-in caretaker for the block, two communal lifts, and an allocated parking space.

T: 01273 921133 E:
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Lounge / Diner 18'11 x 18'00 (5.77m x 5.49m)

Kitchen 11'5 x 7'11 (3.48m x 2.41m)

Bedroom One 13'3 x 10'10 (4.04m x 3.30m)

Bedroom Two 10'00 x 9'7 (3.05m x 2.92m)

Bathroom

Separate WC

Stunning Sunset Shots

<https://www.instagram.com/explore/tags/26vcsunsets/>

Agents Notes

Tenure: Share Of Freehold

Maintenance Fee: £1345 Per Quarter

EPC Rating: C

Council Tax Band: D

28 Blatchington Road, Hove, East Sussex, BN3 3YD

T: 01273 921133 E:

www.robertluff.co.uk



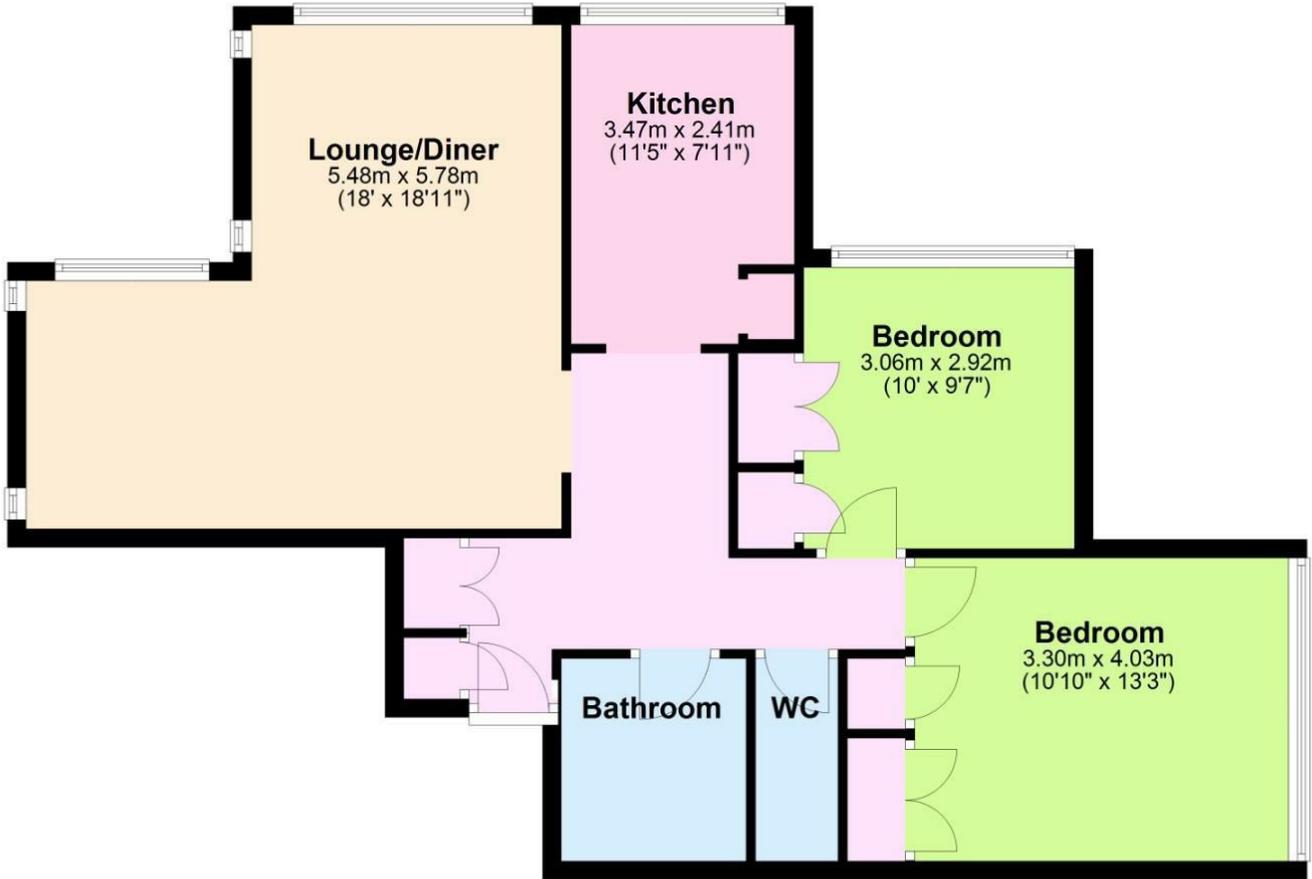
28 Blatchington Road, Hove, East Sussex, BN3 3YD
T: 01273 921133 E:
www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

Floor Plan

Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 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.