

£1,750

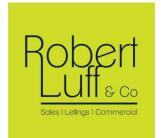
Grand Avenue, Hove

- TWO BEDROOM APARTMENT
- STUNNING SEA & ROOF TOP VIEWS
- CENTRAL HOVE LOCATION
 OFF STREET PARKING.
- CLOSE PROXIMITY TO HOVE AVAILABLE NOW LAWNS & HOVE STATION
- FPC RATING C
- COUNCIL TAX BAND D

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 7th 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. Other benefits include; no onward chain, live-in caretaker for the block, recently renovated shower room, two communal lifts, and off street parking space.



T: 01903 331247 E: info@robertluff.co.uk www.robertluff.co.uk



Accommodation

Lounge / Diner $18'11" \times 17'11" (5.78 \times 5.48)$ Kitchen $11'4" \times 7'10" (3.47 \times 2.41)$ Bedroom One $13'3" \times 10'10" (4.04m \times 3.30m)$ Bedroom Two $10'0" \times 9'7" (3.05m \times 2.92m)$ Shower Room WC



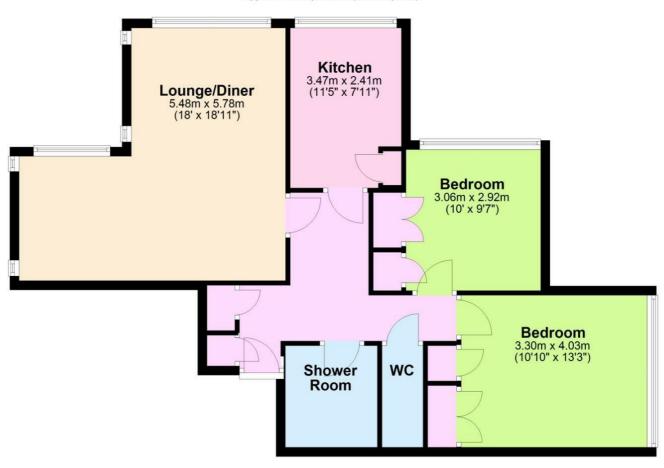




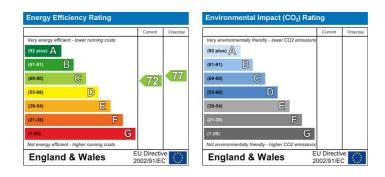


Floor Plan

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



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



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.