



48 Ashley Court Grand Avenue

Hove, BN3 2NN

Offers over £475,000

THREE BEDROOMS | TWO BATHROOMS | BALCONY | PRIVATE SINGLE GARAGE

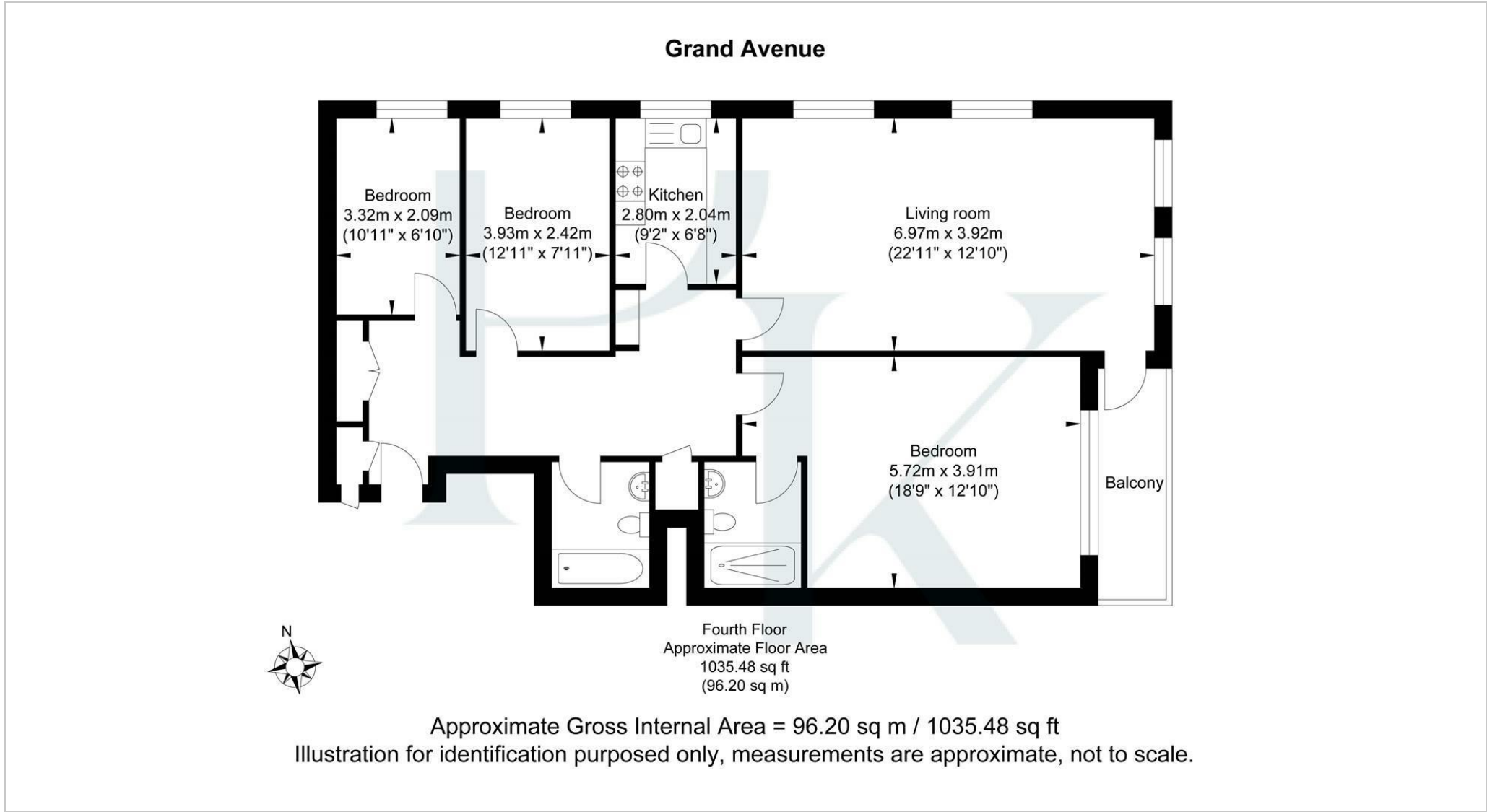
Positioned on the fourth floor of the well-regarded Ashley Court on Grand Avenue, this spacious three-bedroom apartment offers over 1,035 sq ft of accommodation together with a private balcony and impressive sea views across Hove seafront.

The property features a particularly generous dual-aspect living and dining room measuring over 22ft in length, creating an excellent entertaining space filled with natural light, with direct access onto the private balcony where elevated coastal views can be enjoyed across Grand Avenue and the seafront beyond. The separate fitted kitchen is well arranged with ample worktop and cupboard space, integrated oven and hob, and space for further appliances.

There are three well-proportioned bedrooms, including a substantial principal bedroom measuring over 18ft in length. The accommodation is further complemented by a shower room, separate bathroom, and useful hallway storage. The property also benefits from a share in the freehold, a private single garage and no onward chain.

Ashley Court is an extremely well-maintained purpose-built block with a caretaker on site, concierge service, two passenger lifts, and unallocated residents’ parking.

It sits on the prestigious Grand Avenue, right in the heart of Hove and just moments from the seafront. It’s a fantastic location for easy access to Church Road’s shops, cafés, restaurants and everyday amenities, with regular bus routes nearby and Hove Station within convenient reach providing direct links to London and surrounding areas. The area is particularly known for its wide, elegant avenues and comfortable residential feel whilst remaining close to everything Hove has to offer.



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	

Pearson
Keehan