

Flat 1, 8 Grand Avenue

Hove, BN3 2LF

Asking price £750,000

A beautiful and characterful ground floor three bedroom apartment, perfectly situated on the prestigious Grand Avenue in Hove. Measuring just over 1,600 sq ft, this exceptional red-brick property seamlessly blends timeless elegance with modern convenience, offering the best of classic architecture and contemporary living.

Every detail has been carefully considered. Upon entry, the welcoming entrance hall showcases charming original features, including exquisite parquet flooring. The grand and expansive 26ft west-facing living room is a true centrepiece, boasting a striking fireplace that enhances the room's sophistication and warmth.

The apartment features three generously sized bedrooms, providing peaceful retreats for rest and relaxation. The stylish kitchen and bathrooms have been thoughtfully designed to cater to modern living needs, blending functionality with a sleek aesthetic.

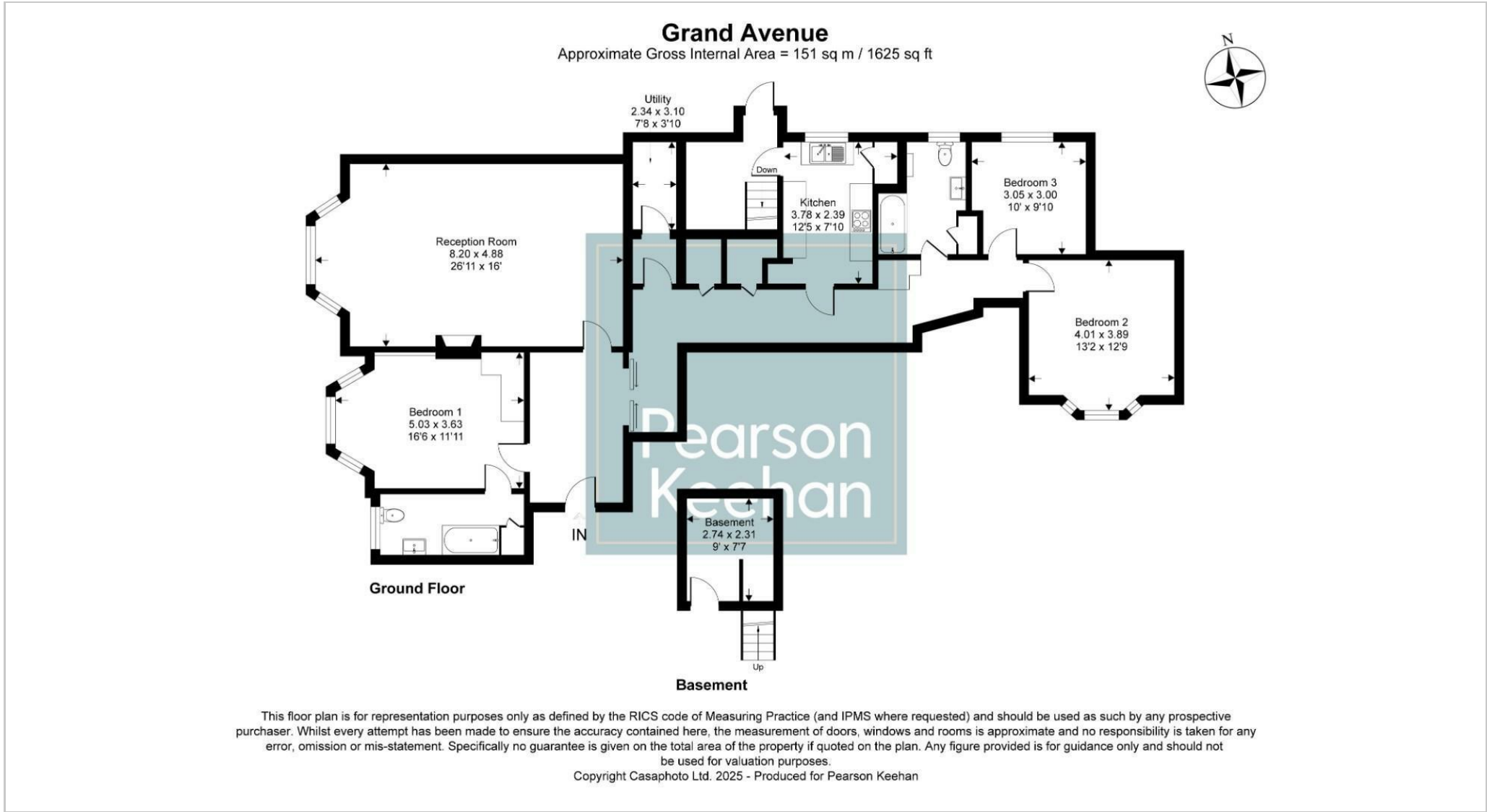
Additional highlights include ample storage space, a well-appointed utility area, and a practical basement.

This outstanding apartment offers a rare combination of style, comfort, and a coveted location. An opportunity not to be missed.

Another beneficial feature of this property is its access to a beautifully maintained communal garden, ideal for alfresco dining, entertaining, or simply enjoying moments of tranquillity surrounded by lush greenery.

Council Tax Band F
Grade II Listed

The service charge is £3,120, which is half-yearly and includes contribution to reserve fund. Flat 1's contribution is approx 15% of the total budget. Info supplied by seller.



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		

