



- Fifth Floor Two Bedroom Apartment
- Immaculately Presented
- New Kitchen & Bathroom
- Central Hove
- 953 Year Lease
- Off Street Parking With Permit & Guest Permit
- Sea Views
- Recently Decorated Throughout
- Passenger Lift
- Share Of Freehold

Grand Avenue, Hove

Price: £400,000 Leasehold - Share of Freehold



Total Area: 75.0 m² ... 807 ft²

All measurements are approximate and for display purposes only.

Located on the sought-after Grand Avenue, this large two-bedroom apartment occupies an enviable position on the fifth floor of a well-maintained building, offering fantastic views and generous living space throughout. Having been fully renovated and redecorated throughout, the apartment is presented in excellent condition and is ready to move straight into. The property is offered with no onward chain and benefits from both an off-street parking permit and a guest permit, providing valuable parking options for residents and visitors.

As you enter the building, you're greeted by immaculate communal hallways that reflect the care and upkeep of the development. A passenger lift provides easy access to the fifth floor, where the apartment awaits.

Inside, a wide and welcoming entrance hall offers ample storage space and leads through to a bright and expansive living room, which runs the full length of the property. A large picture window fills the space with natural light and frames stunning views over Grand Avenue and towards the sea, creating a wonderful focal point to the room.

The newly fitted separate kitchen is impressively sized and has been finished to a high standard, offering a stylish and practical space with plenty of worktop and cupboard storage.

Both bedrooms are well-proportioned doubles. The primary bedroom is particularly spacious and benefits from another large window, offering elevated views and plenty of natural light. The second bedroom also provides generous accommodation and excellent flexibility for guests, family, or a home office.

The newly renovated bathroom has been finished in a contemporary style and includes a shower, WC and basin. There is also an additional separate WC for convenience.

This beautifully renovated apartment is just a short walk from the seafront and close to the vibrant selection of bars, bakeries and restaurants along Church Road.

Lease Length - 953 Years

Share Of Freehold

Service Charge - £4,500 Per year Approx

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		
	79	82
England & Wales		EU Directive 2002/91/EC