



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
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BN3 5TD

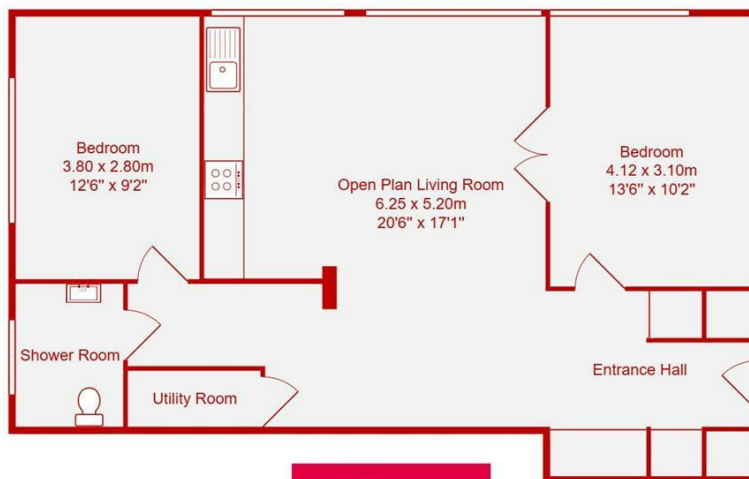
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- Ground Floor Two Bedroom Apartment
- Central Hove
- Fantastic Seafront Location
- Spacious Living Room
- Customised For Wheelchair Access If Needed
- Immaculately Presented
- Long Lease
- Plenty Of Storage
- Close To The Seafront
- Great Transport Links

## Coombe Lea, Grand Avenue, Hove

Price: £350,000 Leasehold



**Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Guide Price £350,000 - £375,000.

Situated in the highly sought-after Grand Avenue, this exceptionally spacious two-bedroom ground floor apartment has been thoughtfully modified for wheelchair accessibility, ensuring comfort and ease of movement throughout.

Upon entering, you are welcomed by a generous hallway offering ample storage space. To the right, the primary bedroom is a spacious double, benefiting from dual access via both the hallway and the living room, enhancing its practicality.

The open-plan living room and kitchen is an impressive size, providing a versatile living space filled with natural light from large windows. The modern kitchen offers plenty of storage and expansive worktop space, making it both stylish and functional.

Towards the rear of the apartment, additional storage and a utility cupboard add to the practicality of this well-designed home. The second bedroom, another well-proportioned double, is conveniently located near the modern wet room, which has been designed for ease of use.

With a long lease and an unbeatable location, this apartment is just a short walk from the seafront and close to the vibrant selection of bars, bakeries, and restaurants along Church Road. A rare opportunity to secure a spacious and accessible home in one of the area's most desirable addresses.

Lease Length - 996 Years  
Service Charge - £218 Per Month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC