



Grand Avenue, Hove, BN3 2LA

£1,750 Per month



- Modern Apartment
- Large West Facing Lounge
- Luxury Shower Room
- Electric Heating
- 300m From Hove Seafront

- Balcony With Sea Views
- Two Double Bedrooms
- Hi Gloss Kitchen With Appliances
- Un-Furnished
- Available Now

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Summary

A beautifully presented two bedroom apartment situated on one of Hove's most prestigious addresses.

The bright and spacious lounge is the heart of the apartment, enjoying an abundance of natural light and leading directly onto a west-facing balcony, perfect for catching the afternoon and evening sun with views of Hove Seafrost

The fitted kitchen has been finished to a high standard, featuring gloss cabinetry, Bosch electric oven with ceramic hob, stainless steel sink, and striking white metro tile splashbacks. Both bedrooms are generously proportioned and benefit from full-height fitted sliding wardrobes.

Spacious Entrance Hall

Wall mounted door-entry phone handset. Lots of useful built in storage space / cupboards.

Lounge

17 x 12'6 (5.18m x 3.81m)

Bright room, favoured double aspect (South & West) with sea views. 2 x electric radiators. Double casement doors leading to -

Balcony

Good size West facing balcony with sea views. Ample room for table and chairs etc.

Kitchen

9'6 x 8'6 (2.90m x 2.59m)

Newly fitted with Hi-Gloss units at base and eye level comprising cupboards, drawers and composite work tops with inset sink.

Appliances to include- oven, hob, extractor fan, dishwasher, washer-dryer, fridge-freezer. Part tiled walls. Two windows.

Bedroom One

13 x 10'6 (3.96m x 3.20m)

Double bedroom with range of built in wardrobe cupboards.

Bedroom Two

13 x 10 (3.96m x 3.05m)

Double bedroom with range of built in wardrobe cupboards.

Shower Room

Modern / Contemporary style fittings to include- double enclosed shower cubicle with sliding doors.

Low flush wc, wash hand basin. Heated towel rail, part -tiled walls, window.

Separate WC

Half- tiled walls, low flush WC, wash hand basin, heated towel rail, window. Extractor fan.

Additional Information

Parking Zone- N

Council Tax Band- C

EPC Rating- E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

