

PHILLIPS & STILL



- A fantastic fourth floor two bedroom purpose built apartment
- Stunning sea views
- West facing balcony and garage
- No onward chain
- Newly refurbished and beautifully presented throughout

Grand Avenue, Hove, BN3 2LA

Guide Price £500,000 - £550,000

A fantastic newly refurbished fourth floor purpose built apartment which is positioned in the very heart of Hove city centre just off the seafront. The property has been renovated to a high standard throughout and is being offered with no onward chain, spacious accommodation, spectacular sea views, a west facing balcony and a garage.





## Property Description

This superbly refurbished two-bedroom apartment on the prestigious Grand Avenue in Hove represents the pinnacle of stylish seaside living. Located on the fourth floor of an elegant period building, this residence benefits from uninterrupted sea views that bring in the beauty of the coastline right to your doorstep. The entire apartment has been renovated to an exceptional standard, with premium finishes that blend modern sophistication with timeless elegance, creating a home that is both beautiful and welcoming.

Entering the apartment, you're greeted by an expansive, sunlit living area designed to maximize space and flow, with large windows framing the stunning coastal scenery. The open layout makes the most of the natural light and provides an ideal setting for entertaining or simply enjoying a quiet evening with views over the sea. The apartment's neutral palette and meticulous attention to detail create a seamless, harmonious ambiance that feels calm and inviting.

Both bedrooms are generously sized, with the primary suite benefiting from ample built-in storage and large windows that capture the essence of the seafront. Each room has been crafted to prioritize comfort without compromising on style, creating relaxing spaces that balance aesthetic appeal with functionality. The fully refurbished bathroom features contemporary fixtures and a sleek design that adds to the apartment's overall sense of modern luxury.

The kitchen, too, reflects the property's high standards, offering state-of-the-art appliances, refined cabinetry, and thoughtful storage solutions. It's an ideal space for the home chef or for hosting friends and family, making use of both practicality and style in every corner.

This property also boasts the rare advantage of a private garage, a valuable asset in this prime location, offering secure parking or additional storage. Located just moments from Hove's vibrant seafront, the apartment benefits from easy access to the beach, the promenade, and a range of local shops, cafes, and restaurants along the coast.

With no onward chain, this exquisite property is ready for immediate occupation, allowing you to settle in without delay and begin enjoying the unique lifestyle this location affords. Whether you're seeking a primary residence or an elegant coastal retreat, this Grand Avenue apartment offers the ultimate combination of luxury, convenience, and proximity to Hove's most desirable attractions.





## Accommodation

### **FOURTH FLOOR**

ENTRANCE HALL

TWO STORAGE CUPBOARDS

BATHROOM

BEDROOM

13' 5" x 10' 9" (4.09m x 3.28m)

BEDROOM

13' 5" x 10' 2" (4.09m x 3.1m)

CLOAKROOM

KITCHEN

RECEPTION ROOM

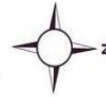
17' 2" x 12' 9" (5.23m x 3.89m)

### **OUTSIDE**

GARAGE

WEST FACING BALCONY

**Fourth Floor**  
Approx. 74.3 sq. metres (799.9 sq. feet)



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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