

PHILLIPS & STILL



## Grand Avenue, Hove, BN3 2NG

- A Spectacular Ninth Floor Purpose Built Apartment
- 1883 Sq. Ft. Of Magnificent Living Space
- Very Well Presented With Four Double Bedrooms
- Two Reception Rooms & Separate Kitchen

Guide Price of £850,000 - £875,000

- Utility Room, Two Bath / Shower Rooms & Additional Separate W.C.
- Dressing Room To Second Bedroom
- Garage & Parking Space
- Share Of Freehold & No Onward Chain
- Envious Central Hove Seafront Location Moments From Church Road



### Grandiose in Grand Avenue!

Positioned within a glorious purpose built development on one of Hove's finest residential and prestigious roads, Grand Avenue is perfectly situated. The building is fully secured with a phone entry system, it is well-maintained by a resident caretaker and has a strong community. The property benefits from being sold with a Share of the Freehold, private garage, and parking along as well as no onward chain.

The apartment itself has a double footprint and is the largest of its kind within the complex, purpose built apartments of this size in Brighton and Hove are incredibly rare! The property is positioned on the ninth floor and has passenger lift access from the elegant communal entrance on the ground floor. Upon entering the property, you are welcomed by a sizeable hallway which is currently being used as a peaceful and homey library, an ideal spot to unwind and relax in. Leading to the east side of the home, you reach the wonderful dual aspect living room, there is a private balcony accessed through wide patio doors which is a perfect place to enjoy your morning coffee whilst overlooking the far-reaching views across the city and towards the sea. A large archway opens into the dining room which offers plenty of space to entertain, both these reception rooms truly are the heart of the home.

The kitchen has been recently renovated to a beautiful modern standard, with chic wall and base units, fitted appliances and stylish wall and floor tiling. There is also a breakfast bar and gorgeous Westerly views which can be enjoyed whilst cooking.

The principal bedroom is spacious and has a marvellous walk-in wardrobe. Just beside the main room is a contemporary fully tiled shower room. There is a further bathroom and a separate WC. The rest of the accommodation is versatile, there are three further rooms all of generous sizes, two are currently used as further bedrooms and another used as a utility room.

There is ample built-in storage space throughout the apartment along with a private garage that is located at the rear of the development.



Grand Avenue is situated in a much-loved and popular region of central Hove, it is the broadest street in the area, measuring 70 ft from kerb to kerb. The property is a near 2-minute walk to all of Hove's shops, boutiques, cafes, trendy bars, and restaurants positioned along Church Road. Hove Station is 0.8 miles away, with its amazing links to London and Gatwick. Brighton & Hove's regular bus services are on your doorstep, or you can simply jump on one of Brighton's bikes for eco friends travel around the city. The beach, Hove Lawns and promenade are at the South side of Grand Avenue, along with St. Ann's Well Gardens being 0.8 miles away to the North, here you will find a fabulous, scented garden, a wealth of wildlife along with a café, bowling green and tennis court. Brunswick Town, the South Lanes and the bohemian North Laine District are all also within easy reach from the property.

# Accommodation

## NINTH FLOOR ENTRANCE HALL

BEDROOM ONE  
18' 3" x 11' 11" (5.56m x 3.63m)

UTILITY ROOM  
12' 11" x 7' 2" (3.94m x 2.18m)

SEPARATE W.C.

BEDROOM TWO  
13' 1" x 11' 11" (3.99m x 3.63m)

DRESSING ROOM

SHOWER ROOM  
With W.C.

RECEPTION ROOM TWO  
19' 9" x 11' 11" (6.02m x 3.63m)

LOUNGE  
19' 9" x 12' 6" (6.02m x 3.81m) Opening onto balcony

KITCHEN  
14' 4" x 8' 2" (4.37m x 2.49m)

BATHROOM  
With W.C.

BEDROOM THREE  
12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM FOUR  
12' 0" x 10' 9" (3.66m x 3.28m)

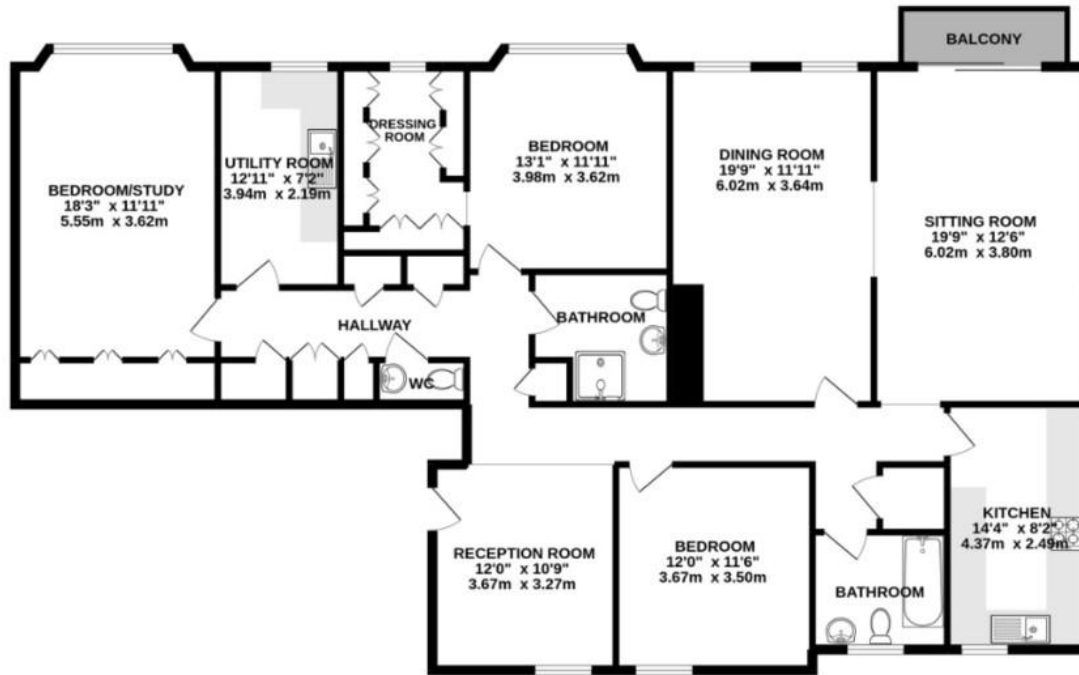
OUTSIDE  
PRIVATE BALCONY

GARAGE

OFF ROAD PARKING SPACE



## NINTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Picture this...

This vast apartment outdoes the majority of the houses in the City when it comes to square footage - you really are spoiled for space with a highly versatile layout to suit your specific needs for bedrooms or reception rooms!

The view out to sea are spectacular especially at sunrise & sunset and they are all yours to enjoy on your private balcony...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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