



Grand Avenue, Hove

East Sussex

Guide Price £450,000 - £475,000



Grand Avenue

Hove

Excellently located just moments away from Hove seafront, and the bustling cafe culture of Church Road, this TWO BEDROOM, FIRST FLOOR APARTMENT is in a SOUGHT-AFTER MANSION APARTMENT BUILDING.

Situated in a beautiful purpose-built Victorian mansion building, this apartment is well-presented throughout. The central hallway leads to all four rooms, with the living area offering the benefit of open plan living. The space features a sleek modern fitted kitchen, with room for a dining area.

The very spacious primary bedroom features a built-in fireplace; with the second bedroom sitting opposite. The bathroom has been recently re-fitted, with a contemporary flair, with the adjacent fitted cupboard space completing the accommodation.

In The Local Area

Located at the northern end of Grand Avenue this apartment is only just around the corner from the heart of Hove and the bustling cafe culture of Church Road with its many cafes, bars and restaurants.





The beach, Hove Lawns and seafront are only moments away at the end of the road. When it comes to shops, bars and restaurants there's no shortage of choice as the amenities of Western Road and Brighton City centre are also all close at hand. Easily accessible, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton.

Further Information

The property is situated in Parking Zone N. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

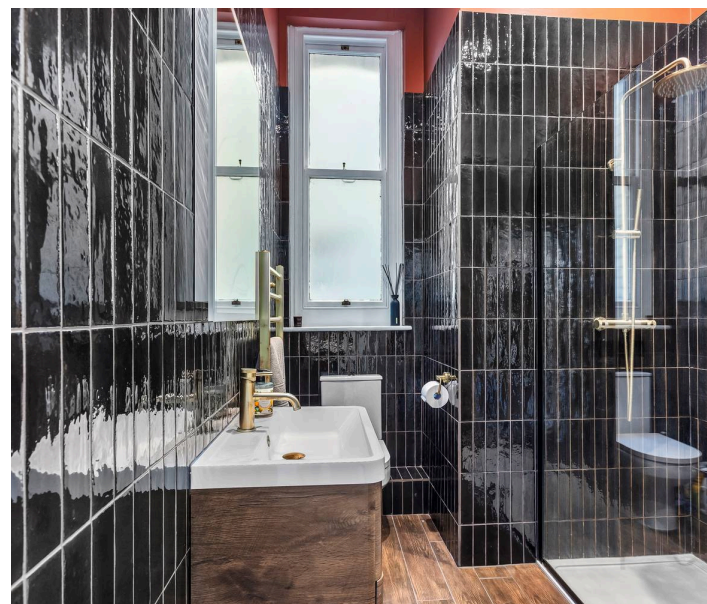
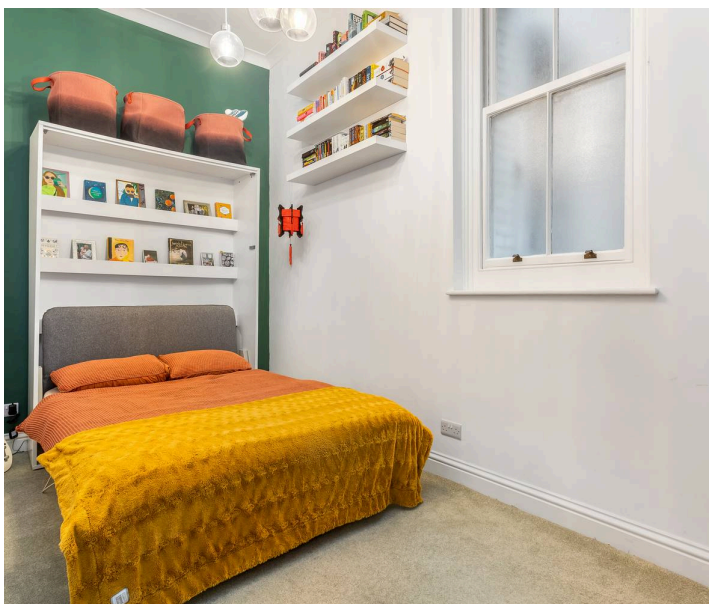
TENURE & OUTGOINGS

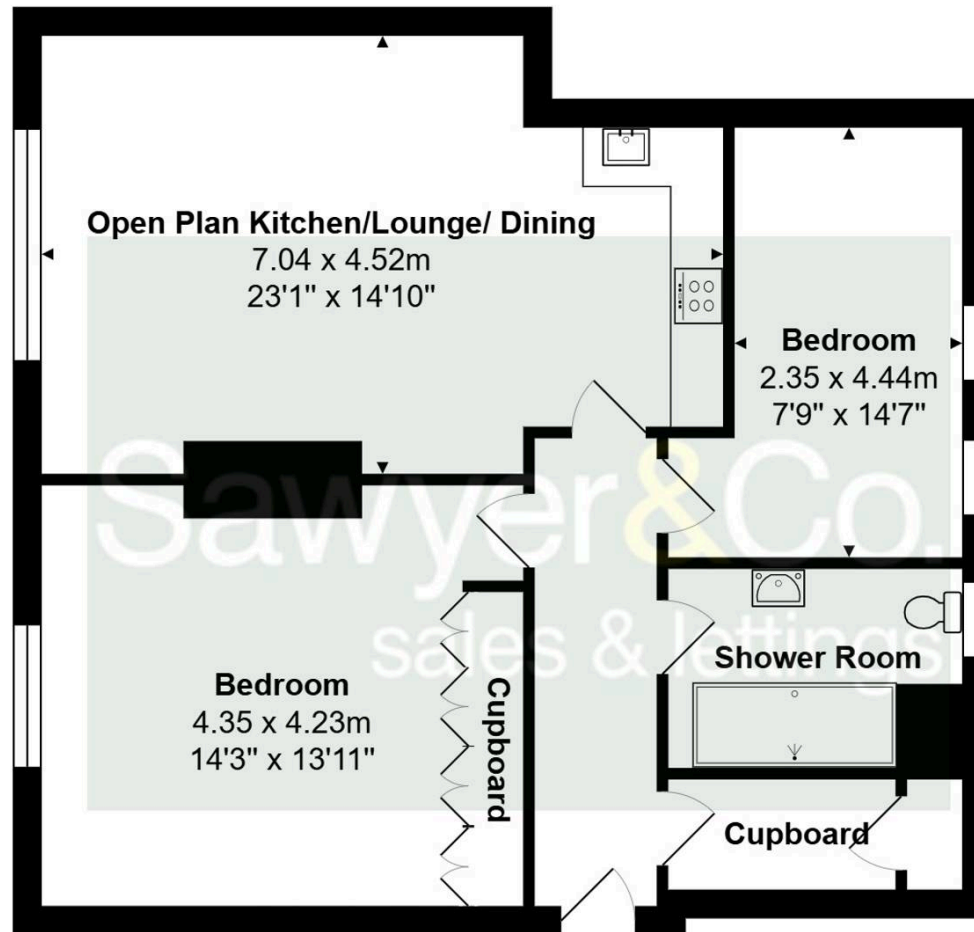
Tenure: TBC

Unexpired term on lease - 955 years

Service Charge - TBC

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.