

Grand Avenue Mansions, Grand Avenue, Hove, BN3 2NA

fox & sons

welcome to

Grand Avenue Mansions, Grand Avenue, Hove

Charming 2-bedroom third-floor apartment with passenger lift in Hove's first purpose-built mansion block. 784 sq ft of period elegance: high ceilings, sash windows, feature fireplace, open-plan kitchen living room and refurbished shower room. Moments from seafront, Church Road. A truly rare find !!













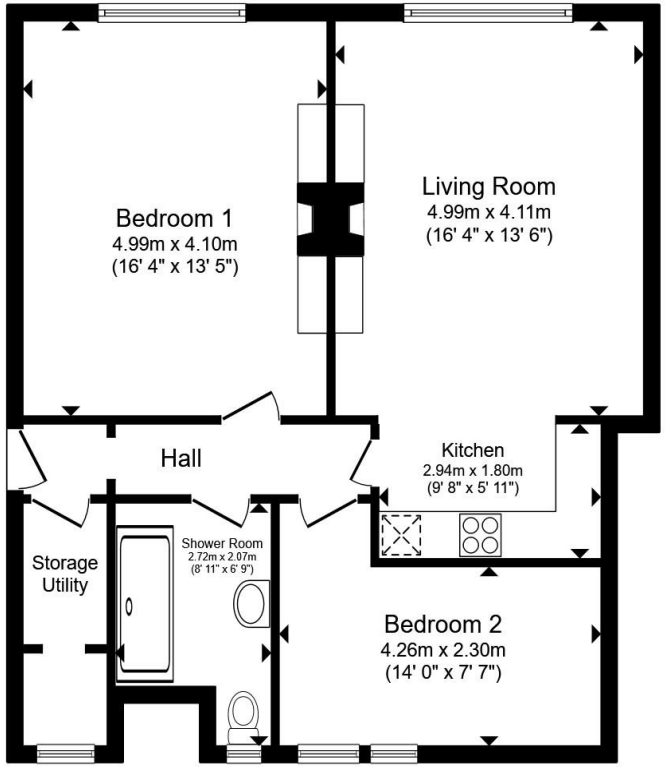
An absolutely charming two-bedroom third-floor apartment, beautifully presented throughout and occupying an impressive 784 sq ft within Hove's very first purpose-built mansion block — a Victorian residence brimming with original character. Passenger lift.

Perfectly placed in the heart of central Hove, just south of Church Road and a gentle stroll from the seafront, this elegant home effortlessly blends period charm with contemporary styling. High ceilings, generous sash windows and an attractive feature fireplace all contribute to a wonderful sense of space and light, while the well-proportioned accommodation comprises a substantial lounge/kitchen room ideal for both entertaining and everyday relaxation, a stylish open-plan kitchen, two double bedrooms, a modern shower room and a handy storage area.

The location is simply second to none: Hove Lawns and the beach are moments away, the independent cafés, bars and restaurants of Church Road are within easy reach, and Western Road and Brighton city centre offer a wealth of further shopping and entertainment. Grand Avenue itself enjoys a fascinating history — the lawns opposite once concealed tanks storing thousands of gallons of seawater, and some of the properties here were among the first in the world to boast three taps: hot, cold and seawater. For commuters, Hove mainline station is just over half a mile distant with convenient links to London and beyond, and regular bus services provide easy access into Brighton.

An exceptional period residence in an enviable position — early viewing is thoroughly recommended.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 72.8 m² (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to Grand Avenue Mansions, Grand Avenue, Hove

- Charming two-bedroom apartment in Hove's first purpose-built mansion block
- Impressive 784 sq ft of beautifully presented living space
- Elegant Victorian features, including high ceilings, sash windows and a feature fireplace
- Share of freehold with a passenger lift
- Stylish open-plan kitchen living room with contemporary finishes
- Two generous double bedrooms, modern shower room and useful storage
- Prime central Hove location, moments from the seafront, Hove Lawns and Church Road
- Hove station and regular bus routes nearby, with links to Brighton and London

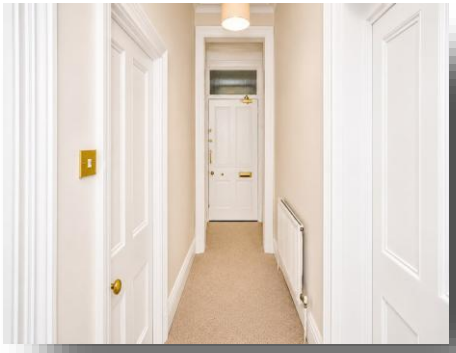
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3003.80
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£475,000







Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRH110678 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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