



FLAT 6 GRAND AVENUE MANSIONS GRAND AVENUE HOVE, BN3 2NA

£400,000
SHARE OF FREEHOLD

Situated in the heart of central Hove, just moments from the seafront and Church Road, this beautifully presented raised ground floor mansion apartment offers approximately 900 sq ft of elegant accommodation and benefits from an allocated parking space.

Occupying the raised ground floor of one of Hove's most iconic Victorian mansion buildings, the apartment combines period character with stylish modern living. High ceilings, large sash windows, stained glass detailing and a feature fireplace create a wonderful sense of space and charm throughout.

The accommodation comprises a generous lounge/dining room, separate shaker-style kitchen, spacious double bedroom, modern bathroom, and an impressive L-shaped entrance hall with a dedicated study area, ideal for home working.

Grand Avenue remains one of Hove's most prestigious addresses, positioned just a short stroll from Hove Lawns and the beach, while the cafés, restaurants and independent shops of Church Road are all within easy reach. Brighton city centre and Hove mainline station are also conveniently accessible, making this an excellent choice for both owner-occupiers and those seeking a well-connected coastal home.

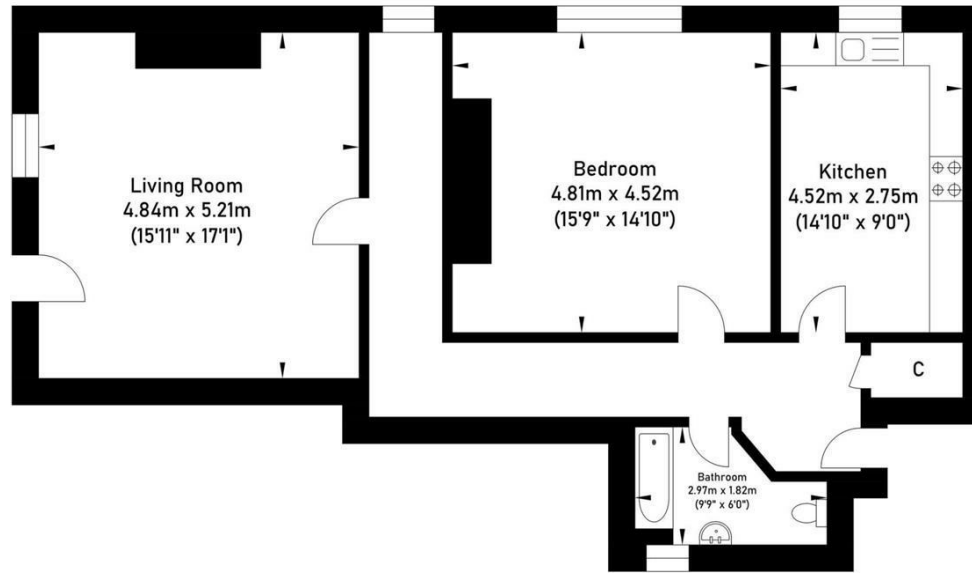
**Nicholas
James**

SALES LETTINGS AUCTIONS





Grand Avenue Mansions



Ground Floor
Approximate Floor Area
899.86 sq ft
(83.60 sq m)

Approximate Gross Internal Area = 83.60 sq m / 899.86 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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