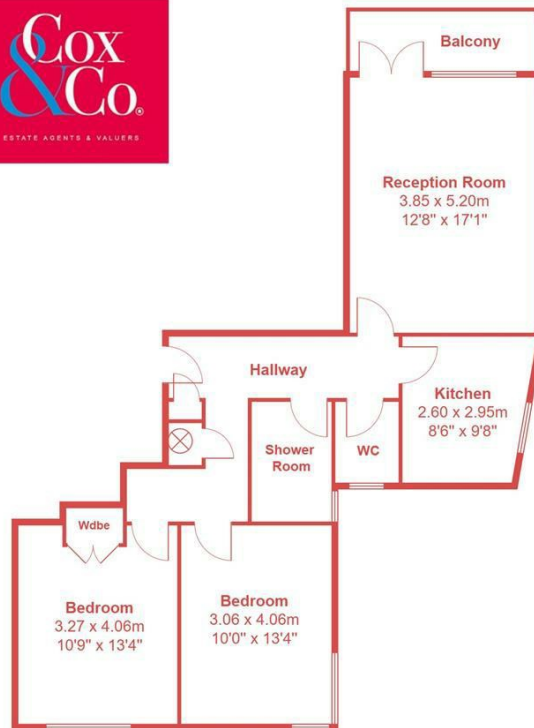




- Two Bedroom Fourth Floor Purpose Built Flat
- Extended Lease of 999 Years Will Be Granted On Completion
- Probate Sale Property Does Require Modernisation
- Fantastic Location
- Hove Mainline Railway Station Is Only 0.9 Miles Away.
- Private Garage (number 11)
- South West Facing Balcony
- No Onward Chain
- Close To Hove Seafront

1 Grand Avenue, Hove

Price: £325,000 Leasehold



Total Area: 73.1 m² ... 787 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Cox & Co is delighted to introduce this purpose-built two-bedroom flat to the market, offering an exciting opportunity for modernisation and updates. Upon completion, a generous 999-year lease extension will be granted to the buyer.

This property also includes a dedicated garage (number 11) for your convenience. Inside, you'll find a good size west-facing lounge and dining room with two spacious double bedrooms, a well-appointed kitchen and bathroom, and a charming southwest-facing balcony that offers picturesque sea views.

Nestled in the heart of central Hove, this property enjoys a prime location just a stone's throw from the beach. Hove's mainline railway station, providing direct services to both London and Brighton city centres, is conveniently located only 0.9 miles away. Additionally, the vibrant Church Road in Hove, featuring a plethora of coffee shops, bars, restaurants, and a diverse selection of independent and national retailers, is just a short stroll away.

For inquiries or to arrange viewings, please don't hesitate to reach out to Cox & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

