

SHARE OF FREEHOLD



Apartment (EPC Rating:)

FLAT 19, GRAND AVENUE MANSIONS GRAND AVENUE, HOVE, BN3 2NA

£800,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Hove

* Guide Price £800,000 - £850,000 *

Soaring ceilings, generous proportions and stunning period features greet you in this magnificent two-bedroom, two-bathroom mansion flat in Central Hove. It sits elevated on the third floor of Grand Avenue Mansions facing south, affording it some of the best views in the building. Uninterrupted sea and skylines fill every room through elegant sash windows which also ensure the space is filled with natural light.

The interior decoration combines the natural character of the building with contemporary features and the space has been reconfigured, ready for entertaining and the modern lifestyle. It also boasts a private parking space – a huge bonus in this part of the city where parking comes at a premium.

Sitting within the prestigious Avenues Conservation Area, just a few moments from the beach and the award-winning restaurants and artisan cafes of Church Road, it is perfectly positioned to explore the city on foot. Hove Lawns and some of the cleanest beaches on the coast are just a stone's throw away, as are sunny walks along the promenade, and Hove Station is an easy walk for commuters.

Holding a corner plot, the portico entrance to the building is set back from the road behind a private parking forecourt. A secure video entry system provides access to the communal ways where the true scale and grandeur of the building becomes apparent. They are beautifully maintained spaces with luxury carpets and wallpaper rising through the storeys to the apartments. There is also a lift to whisk you up to the third floor where the door to the apartment is clearly numbered at the end of the corridor.

Stepping inside, you are greeted into a long entrance hall where bespoke cherry wood cabinets rise floor to ceiling providing a wealth of storage for coats, shoes and household items to ensure the flat remains clutter free. Karndean flooring echoes this warm wood tone, and can also be found within the kitchen, bringing both form and function to the space. High ceilings adorned with original decorative cornicing can be found throughout and tall sash windows frame breath-taking views down Grand Avenue to the sea.

Once two rooms, the living room and kitchen have been partially opened to maximise the natural light, yet the kitchen remains recessed to define each space. To one side you can relax on generous furnishings by the gas fire or dine within the bay, looking down to Queen Victoria's statue gazing out to sea. There is space for a table beside the kitchen too, where streamlined handle-free units are fitted with every appliance you could need, including a dishwasher, fridge freezer, oven, gas

hob and a microwave, so you can move in with ease. From here you can enjoy the same incredible vista, ever-changing with the seasons from glistening blue to dramatic greys and jade greens. For somewhere so central, it is incredibly peaceful here – elevated above it all.

Moving through the apartment, bedroom two sits off the hallway, being a tranquil room enjoying westerly views across the local historic landscape, over rooftops and chimney stacks to the rolling hills of the South Downs and Truleigh Hill. Even with a king size bed and several pieces of freestanding bedroom furniture, the floor space is not compromised.

The first bathroom and utility room sit at the end of the hall where there is space for two stacked machines which can stay. Gleaming wall tiles and a classic monochrome scheme can be found in the bathroom which has a shower over the bath and a tall, heated rail for towels.

Facing east to bring in the first morning light, the principal bedroom is uniquely spacious allowing for a partition wall creating a dressing room to the rear. This provides ample clothes and shoe storage for two alongside the sizable en suite shower room with walk-in rainfall shower. It is luxuriously spacious and a glorious place to wake up each day.

Vendor's Comments:

"This property has been in our family for many years. We lived here ourselves for much of this time, but more recently we have let the space as a luxury rental. The building is incredibly well-managed by the freeholders who seek to ensure it retains its wonderful sense of community and that it is beautifully maintained. It was of course the space, the light and the views which we fell in love with at first, but since then we have made many wonderful memories here. It is a really, comfortable home and a tranquil haven to return home to each day. We cannot fault the area either as there is so much to entertain you within easy walking distance. As commuters we can be at Hove station in 10-minutes, and we love to walk along the prom at any time of year."

Education:

Primary: Brunswick Primary, Hove Primary School

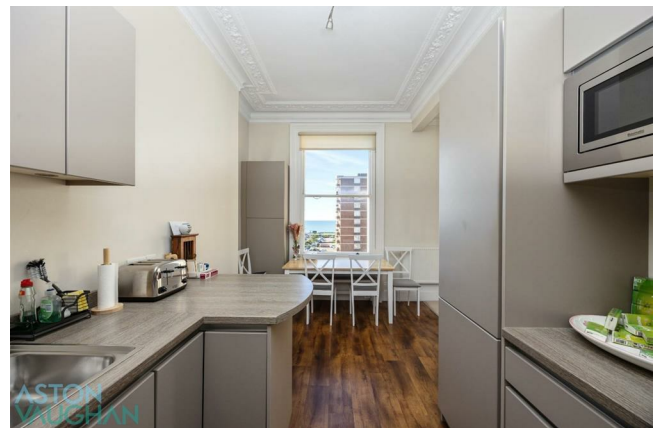


Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC Sixth Form Colleges: BHASVIC, Newman College
 Private: Brighton College, Lancing College Prep, Brighton Girls School

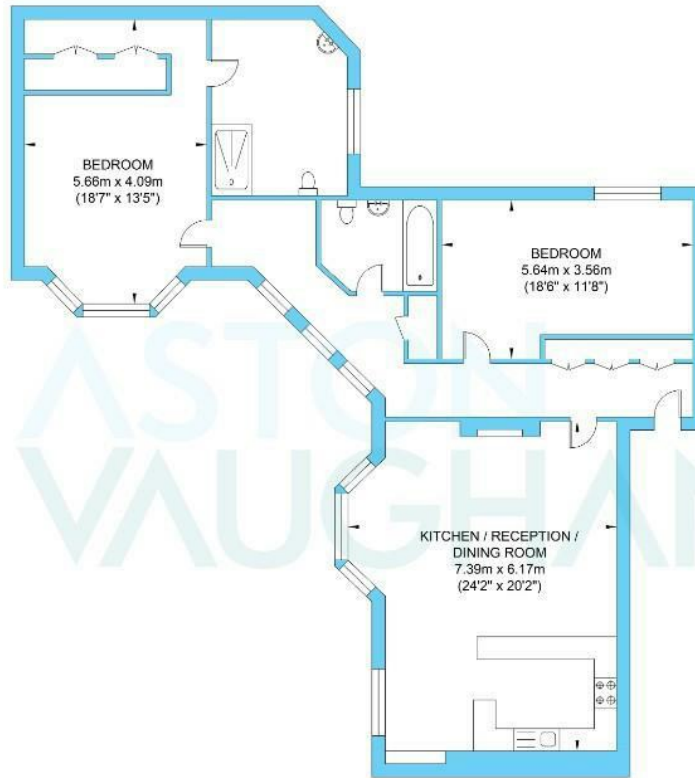
Good to Know:

Grand Avenue sits centrally within The Avenue Conservation Area, leading south from Church Road to the sea with Queen Victoria's statue and war memorial beautifully silhouetted against the sea. Built during the 1880s using the distinctive yellow gault brick which has come to characterise the area, Grand Avenue Mansions are a stunning example of late Victorian architecture. Designed to appeal to the fashionable and wealthy, these beautiful homes have not lost their air of grandeur, and this area remains just as prestigious today.

This exceptionally spacious apartment is situated close to a huge variety of boutique shops, artisan eateries and a fantastic café culture on Church Road. The beach and Hove Lawns are also on your doorstep, as are some beautiful parks, so you don't miss having outside space of your own, and the city centre shopping districts and parks are also within easy reach. This apartment also offers easy access to Hove Station and the A23/A27 which have direct and fast links to the universities, airports and London.



Grand Avenue mansions



Third Floor
 Approximate Floor Area
 1310.39 sq ft
 (121.74 sq m)

Approximate Gross Internal Area = 121.74 sq m / 1310.39 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

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 are advised to recheck the measurements.