



## Luxury 3 Bed Flat For sale in Hove Brighton United



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 978,000

#### Standort

Land:	Vereinigtes Königreich
Adresse:	Grand Ave
Postleitzahl:	BN3 2LF
Veröffentlicht:	10.11.2023
Beschreibung:	Luxury 3 Bed Flat For sale in Hove Brighton United Kingdom

Esales Property ID: es5553936

#### Property Location

10 grand avenue, Hove,  
East Sussex  
BN32LF

Price in Pounds £850,000

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, the UK is quickly gaining a reputation as one of the most desirable places across the world to live or visit.



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On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This beautifully renovated ground floor property is situated in a highly desirable area, just a short walk from the sea. It offers the perfect balance of tranquillity and convenience, with a myriad of amenities nearby. The property is enriched by historical charm, with original features such as wood panelled walls, freezes, high ceilings, and ornate windows. These timeless elements have been preserved to create a charming and sophisticated living space.

The large kitchen and reception areas create a spacious communal environment, perfect for hosting gatherings or enjoying quality time with loved ones. The property's unique layout provides plenty of separation and space, while still allowing for a sense of connection. The large South facing living space looks out over a small patio with a table and chairs, perfect for enjoying evening sunsets. The room is light and versatile, with plenty of space for various furniture arrangements.

The spacious kitchen is airy, light, and quirky, with views out to the communal garden and independent brick garage. The communal gardens are enriched with established palms and bamboo. The spacious bathroom emanates class and authenticity with a built-in tub and floating basin.

There are two double bedrooms in the property. The master bedroom has views to the South and East out to the garden. Bedroom 3 is cosy, perfect for guest visits. The larger 2nd bedroom has been converted into an elegant dining space, but there is scope for merging this room with the kitchen to create a more casual, open-plan dining area.

The gorgeous master bedroom is attached to a small versatile space, perfect for a small private study space or an en-suite toilet and shower room. This room is currently displayed as a walk-in wardrobe.

At the back of the property is a brick garage, now surrounded by a newly acquired area which gives the property its own private courtyard. The garage has its own private designated parking space, highly unusual to find in central Hove.

This remarkable home seamlessly blends historical charm with modern comforts. It is the perfect place to call home if you are looking for a spacious and unique property with a central location.

Transport: The location is 30mins by train to Gatwick airport , Brighton City airport is approx 10km away.

Also it only 25min drive to Newhaven Harbour ferry links . Local Hove and Brighton train stations have direct trains to London and along the South coast. London is 1 hour by train.

Educational Institutions: Brighton college, Brighton University, Sussex University and a selection of language schools are close by.

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## ABOUT THE AREA

Tranquil, upmarket Hove has a swathe of pebble beach and a broad promenade lined with colourful



beach huts. The seafront is backed by Western Lawns, a green strip with a skatepark and a small lagoon. Eateries including chain pizzerias, late-night kebab houses and creative bistros line Church Road, while family-friendly Hove Museum and Art Gallery displays vintage toys. Cricket fans watch county matches at Sussex CCC

Across the UK, Brighton's name might be more well-known, but Hove – or 'Hove Actually' as it's known locally – is both synonymous with Brighton as well as having its own distinct and equally striking identity.

Somewhere along Western Road, the main shopping street that runs between Churchill Square and Palmeira Square, Brighton gradually merges into Hove – possibly where the large commercial shops start to blend into independent ones. From the less commercial end of Western Road, along Church Road to the junction with Sackville Road, you'll find yourself firmly in Hove, Brighton's slightly more genteel – but just as exciting – other half.

Along the seafront, Hove is all majestic squares, crescents and leafy communal gardens, with buttercream-coloured buildings that dazzle when the sky is blue. Back from the sea you can saunter along grand avenues, admiring white-washed villas and commanding blocks of flats still only a hop, skip and a jump from the beach. From the far end of Western Road and all along Church Road, you'll find independent shops galore from fashionable boutiques to book shops, from delicatessens to chocolateries to refill stores. There are eateries of every kind for every type of budget, including cheap and cheerful cafés, chic bistros and book-way-in-advance award-winning restaurants. Whether it's a fancy full English, vegan pizza, or some top-notch fine dining, whatever whets your appetite, you don't need to make your way into Brighton, because Hove's already got it.

At the far end of Church Road, you'll find George Street, a pedestrianised road with a mix of cafés, pubs, shops and charity shops that leads you to Blatchington Road where you'll find more niche shops selling vintage clothes, pre-loved toys and second-hand furniture.

On the pub front, whether you're looking for a pint with some accompanying live music, a cosy local watering hole for a quiet drink, or some classic pub grub, Hove's not lacking in great places to go for a drink either. Alternatively, if you want to discover some different gins or drink an Instagram-worthy cocktail, you can be sure to find it in Hove (actually).

## MAiN FEATURES:

- 125m2 of living space
- 3 Bedrooms
- 1 Bathroom
- Stunning Views
- Private Parking
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of the UK
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com



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## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 125 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: [https://www.youtube.com/embed/dfAExsSdy2o?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/dfAExsSdy2o?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## Kontaktinformation

IMLIX ID: IX5.112.970

