



Victoria Court, Grand Avenue | Hove | BN3 2NH

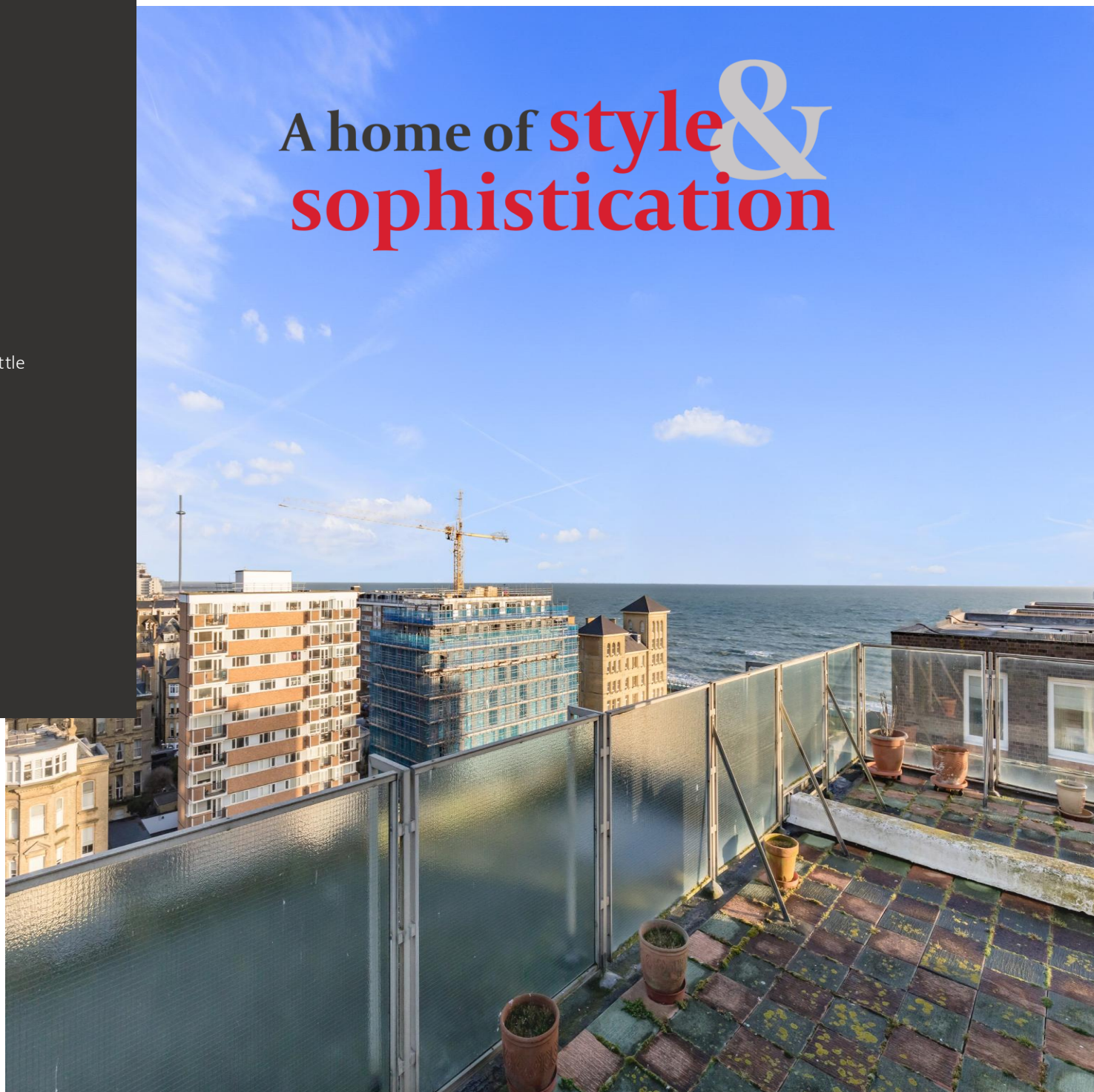
Guide Price **£1,000,000 - £1,100,000**

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No onward chain. This is a rare find -and it's worth taking a little time to appreciate the stature of this Penthouse Apartment.

A home of **style** &
sophistication






Rare penthouse apartment





Property details: Grand Avenue | Hove | BN3 2NH

Key features:

- Penthouse Apartment
- South Facing Roof Terrace
- Sea Views
- Garage & Parking
- Three Double Bedrooms
- Triple Aspect Lounge / Diner
- Visitor Parking
- Grand Avenue Location
- END OF CHAIN



Private roof terrace

INTERNAL

This is a rare find -and it's worth taking a little time to appreciate the stature of this Penthouse Apartment. Through the main door is a large hallway which allows access to the sleeping quarters, pictures views, three bedrooms, two bathrooms and with the master offering an array of fitted wardrobes and a large en suite.

The apartment offers a huge amount of storage throughout in the form of large cupboards.

The triple aspect lounge / diner offers a cosy but grand space with the most breath-taking views across Brighton & Hove, including a sunroom which is perfect to for watching the world go by. The kitchen has been well looked after and comprises of a matching range of wall and base units, including double aspect views. Now for the showstopper... Stairs leading up to another sun room which leads out onto a private roof terrace which is perfect for entertaining or being memorised by the sea.

EXTERNAL

This penthouse apartment comes with its own private roof terrace enclosed with glass surround. Perfect place for hosting or enjoying all that Brighton & Hove has to offer. The terrace also comes with a couple of storage sheds, garage with electric door and parking space.

LOCATION

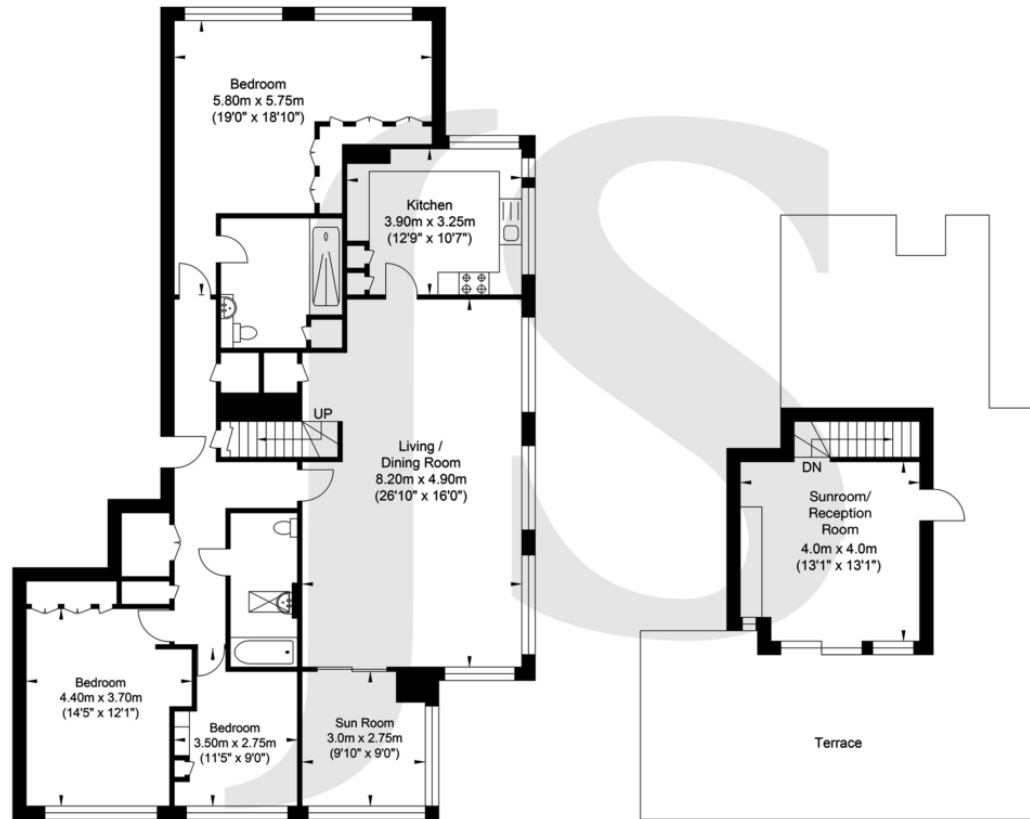
Victoria Court is regarded as one of Grand Avenue's finest purpose-built blocks. Grand Avenue is ideally located for all that Brighton and Hove has to offer. Church Road, George Street and Blatchington Road all offer an array of shops, cafes and restaurants surrounded by iconic period architecture.

Hove Lawns, Palmeira Square and Adelaide Crescent offer plenty of green open spaces to relax in, while the beach and seafront is never far away. For cricket fans the County ground is found half a mile away on Eaton Road.

Down on the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Franco's Osteria, the Sugardough Bakery and the Kernel of Hove health food store. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice-cream, perfect for hot summer days.

Hove mainline station provides convenient commuter links to London and Gatwick, and regular bus services travel all across the city and up to Devil's Dyke.

Grand Avenue, Hove



Tenth Floor
Approximate Floor Area
1524.70 sq ft
(141.65 sq m)

Eleventh Floor
Approximate Floor Area
195.47 sq ft
(18.16 sq m)

Approximate Gross Internal Area = 159.81 sq m / 1720.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Property Details:

Floor Area: – Floor area is quoted from the EPC

Tenure: Share of Freehold

Council Tax: Band