



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Ashley Court, Grand Avenue, Hove, BN3 2NL
£425,000

Ashley Court, Grand Avenue, Hove, BN3 2NL

£425,000

An excellent two-bedroom flat set on the tenth (top) floor of this highly sought-after purpose-built block, positioned in the prime south-west corner. Set on one of Hove's most desirable roads and just moments from the seafront, the flat enjoys fantastic sea and inland views, along with a share of freehold and the rare bonus of a garage.





Further Information

The accommodation is approached via an impressive entrance hallway, leading to a generous living/dining room with stunning sea views, kitchen, bathroom, and two bedrooms - both enjoying further impressive sea and inland views. The property also benefits from a garage, unallocated parking to the front, and is offered with no onward chain. Ashley Court is an extremely well-maintained purpose-built block with a concierge service. The block has two passenger lifts reaching to the ninth floor, with one flight of stairs to the tenth. This is an excellent opportunity to acquire a fantastic flat with excellent investment potential, and early and internal viewings are highly recommended.

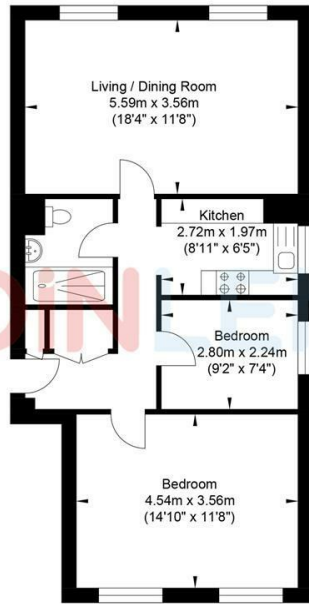
Ashley Court sits on Grand Avenue, right in the heart of Hove and just moments from the seafront. It's a great spot for easy access to Church Road's shops, cafés, and restaurants, with regular bus routes close by and Hove Station within easy reach. The area is known for its wide, well-kept avenues and comfortable, residential feel while still being moments from everything you need day to day.



GOLDINLEMCKE

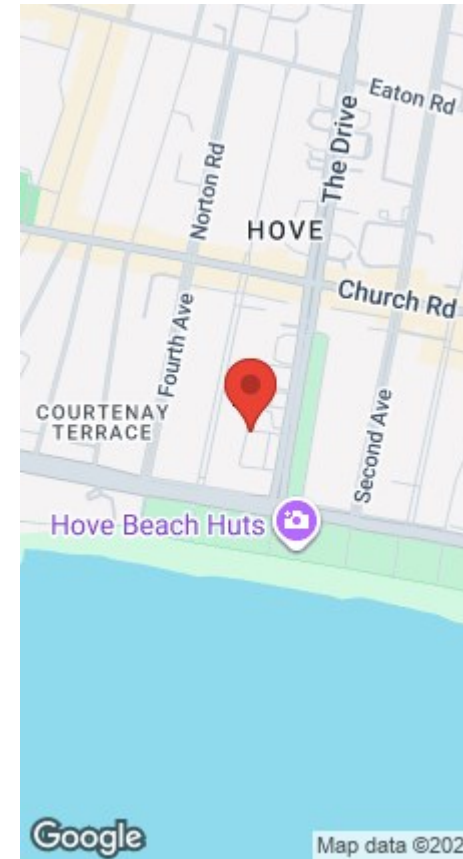
01273 777123
GOLDINLEMCKE.COM

Grand Avenue



Tenth Floor Flat
Approximate Floor Area
658.42 sq ft
(61.17 sq m)

Approximate Gross Internal Area = 61.17 sq m / 658.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.