



Grand Avenue, Hove, BN3 2NN
£3,000 Per Calendar Month



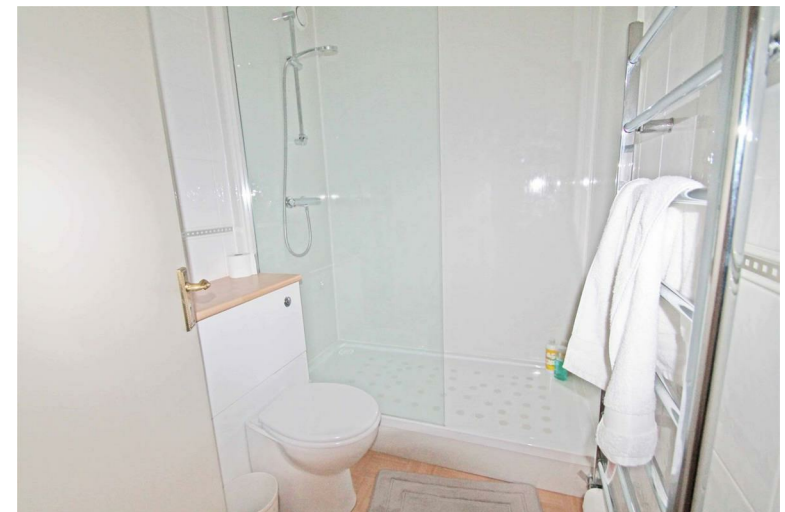
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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Further Information

Measuring almost 1000 sq feet, is this very light, bright and extremely spacious, **THREE BEDROOM**, **TWO BATHROOM** second floor purpose built apartment.

The flat has a very large reception with direct access on to a **PRIVATE BALCONY** offering lovely sea views.

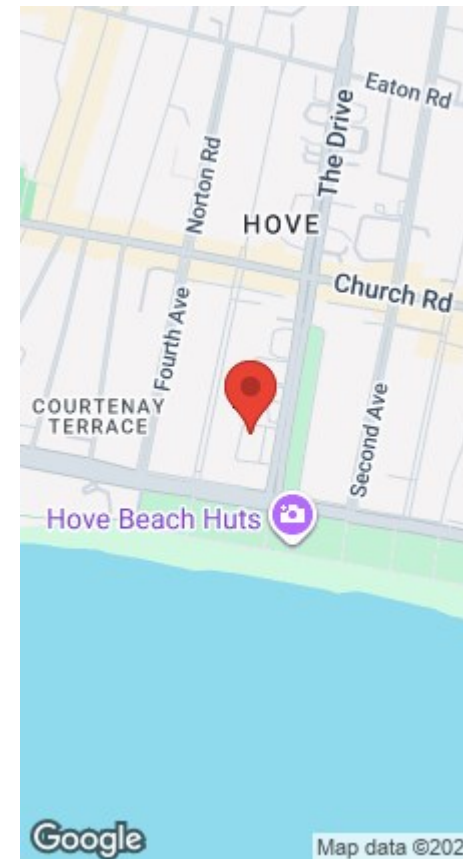
There are **TWO DOUBLE** bedrooms and one single bedroom. The principle bedroom has an en-suite shower room and fitted wardrobes,. the second bedroom also has fitted wardrobes. The kitchen has a range of wall and base units and built in dishwasher. There is a separate utility cupboard in the hallway with a separate washing machine and tumble dryer.

Ashley Court is at the end of Grand Avenue close to Hove seafront and is in easy walking distance of the restaurants, cafe bars, boutiques and supermarkets of Church Road. Hove Station is also within easy walking distance.

The property is offered completely **FURNISHED** and can be occupied **IMMEDIATELY**. A parking space is also available by **SEPARATE NEGOTIATION**.

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Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

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.

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

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