



**Jack Taggart & Co**

RESIDENTIAL SALES AND LETTINGS

**£375,000**

**Grand Avenue**

Hove, BN3 2ND

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*Exceptional Two Double Bedroom Apartment with Panoramic Views - Coombe Lea, Grand Avenue, Hove

Set within the prestigious Coombe Lea development on Grand Avenue, this seventh-floor apartment offers an enviable lifestyle in one of Hove's most iconic and sought-after locations. With sweeping views that take in the shimmering coastline, the rooftops of Hove, and the distant greenery of the South Downs, this property delivers the perfect blend of coastal elegance and city convenience.

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## Grand Avenue



Approximate Floor Area  
830.0 sq ft  
(77.11 sq m)

Approximate Gross Internal Area = 77.11 sq m / 830.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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

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/tenants are advised to recheck the measurements



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