



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



4 GRAND AVENUE

PER MONTH

£2,550 Per Month

Grand Avenue

Hove, BN3 2LD

PROPERTY SUMMARY

Jack Taggart & Co are delighted to offer this substantial three-bedroom ground floor apartment, ideally positioned within the iconic Grand Avenue development in the heart of Hove's prestigious seafront district. Offering over 1,500 sq ft of versatile accommodation, this exceptionally spacious apartment combines generous room proportions with an enviable location just moments from Hove Lawns, the beach and the wide range of shops, cafés, restaurants and transport links found along Church Road.

The property is accessed via an impressive Art Deco communal entrance and comprises a welcoming entrance hallway, a large dual-aspect sitting room with adjoining dining room, creating an excellent entertaining and living space, and a separate modern fitted kitchen with ample storage and workspace.

There are three well-proportioned double bedrooms, including a substantial principal bedroom with fitted wardrobes and en-suite bathroom. A further family bathroom serves the remaining bedrooms, making the apartment perfectly suited to professional sharers, families or those seeking additional home office space.

Further benefits include well-maintained communal areas, lift access within the building and an unbeatable central Hove location directly opposite the seafront.

Properties within Grand Avenue are rarely available to rent, particularly of this size and position, making this a unique opportunity to secure a landmark Hove apartment.

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