



## 35 Coombe Lea Grand Avenue

Hove, BN3 2ND

Price Guide £400,000

Price guide £400,000 A three bedroom, ninth floor apartment with sea views in need of refurbishment in a popular block in the centre of Hove near the seafront. No onward chain.

Located at the northern end of Grand Avenue Coombe Lea a popular block is only just around the corner from the heart of Hove and the bustling cafe culture of Church Road with its many cafes, bars, restaurants and shops. Hove Lawns and seafront are only moments away at the end of the road. A mile away, Hove mainline station offers convenient links for commuters and there is easy access to regular bus services into the centre of Brighton.

A lift takes you to the ninth floor where the flats accommodation comprises of entrance hall with storage cupboards and telephone entry system, three double bedrooms one with access out to the covered balcony, bathroom/WC, dual aspect lounge/dining room with access out to the east facing balcony. From the lounge a door leads through to the kitchen which has a basic range of units and sea views but is in need of updating.

- Popular block in centre of Hove in need of modernisation with lift access
- Three double bedrooms
- Dual aspect living /dining room with sea views
- Bathroom/WC
- Kitchen with sea views
- ideally located for the cafe culture of Hove and seafront
- Covered east facing balcony
- Hove mainline station a mile away
- Parking zone N, Council tax band D
- 973 year lease, SC £1800 pa, R/F £750 pa, GR £10 pa

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.



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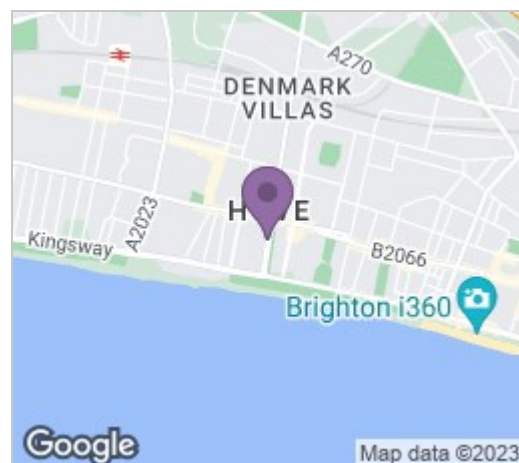
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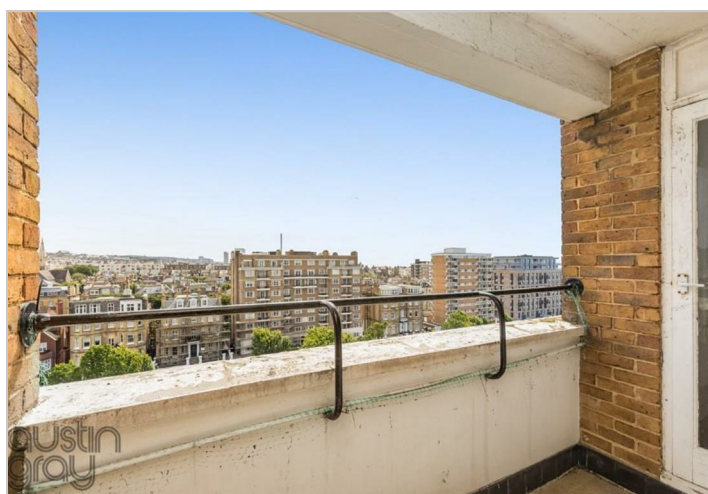
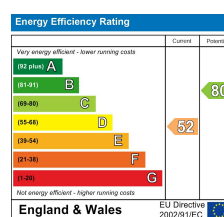
## Floor Plan



## Area Map



## Energy Efficiency Graph



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