

austin gray



E, 6 Granville Road

Hove, BN3 1TG

Price Guide £350,000

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## E, 6 Granville Road

Situated on the second (top) floor of a well-maintained period building, this bright and spacious apartment offers well-balanced accommodation throughout. Accessed via a communal hallway, the property comprises two generous double bedrooms, both featuring large Velux windows that flood the rooms with natural light, along with fitted wash basins.

The spacious living room enjoys a pleasant outlook and provides an ideal space for relaxing or entertaining. The separate kitchen is well-equipped with a range of cupboards and drawers, ample worktop space, and room for a fridge/freezer. The bathroom is fitted with a full-sized bath with shower over and is finished with attractive white metro tiling.

Further benefits include double glazing throughout, newly fitted flooring, and excellent storage space.





Granville Road is a highly sought-after residential location positioned between Addison Road and Davigdor Road, just a short stroll from the vibrant Seven Dials district. Residents can enjoy an excellent selection of independent cafés, delis, bars, boutiques, and everyday shopping facilities. Brighton Mainline Station is within easy walking distance, making the property ideal for commuters, while the beautiful St Ann's Well Gardens and its recreational amenities are practically on the doorstep.

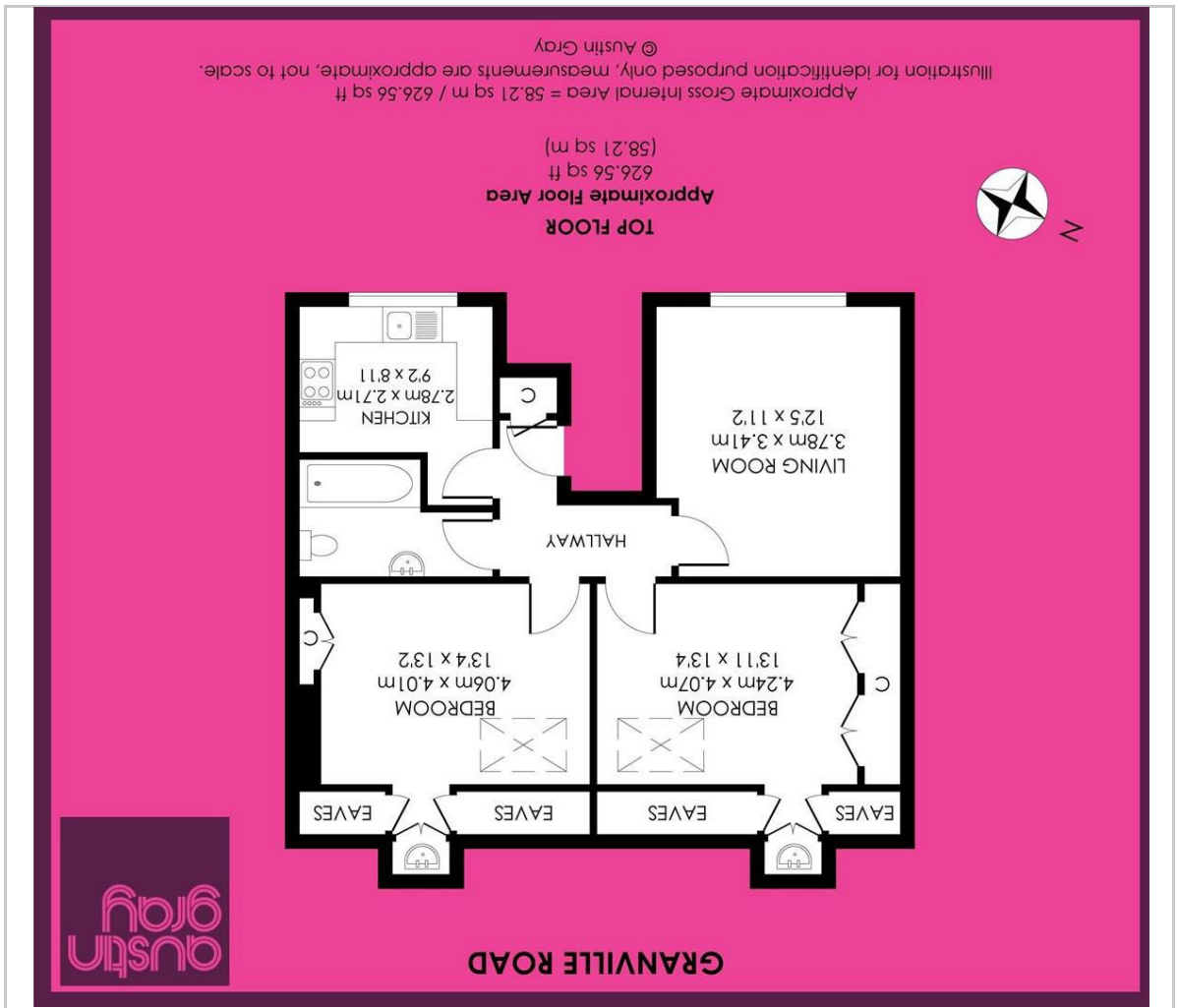
EPC rating: C  
Tenure: Share Of Freehold 173 years remaining -  
Maintenance charges: £1,366 pa / PS&B  
Council tax band: B  
Parking zone: O



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

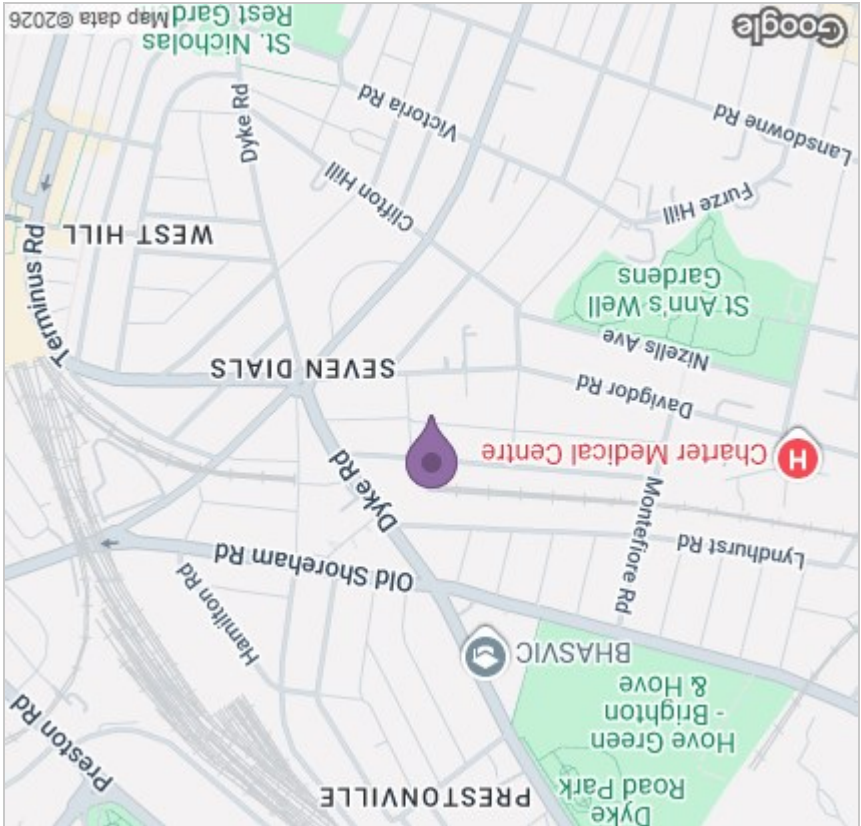
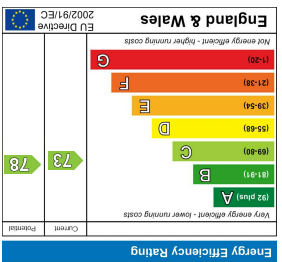
## Viewing

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.



Floor Plan

## Energy Efficiency Graph



Area Map