

# mishons

Land | New Homes | Investments

# The Development

## Welcome to Brighton and Hove,

*Where the sun kisses the sea and the vibrant energy of the city captivates all who visit. What better way to immerse yourself in this coastal haven than by owning your own piece of paradise.*

Discover the exceptional lifestyle awaiting you at Grand Avenue, a prestigious development nestled beside the iconic Grade II-listed Kings House in the vibrant heart of Hove. Steeped in rich history and brimming with modern potential, this landmark location offers a unique blend of heritage and contemporary living.

Just moments from the beach, many of our exquisite apartments boast breathtaking views of Hove Lawns or the sparkling seafront. Beyond the picturesque setting, you'll find yourself perfectly placed to enjoy an array of amenities, entertainment options, and excellent transport links right on your doorstep.

Grand Avenue is more than a place to live—it's an opportunity to embrace coastal luxury and urban convenience in one remarkable destination.



# A GRAND OPPORTUNITY



0.2  
miles  
WALK

## THE BEACH

Filling your lungs with crisp sea air on a morning stroll along Hove's Blue Flag pebble beach is the perfect way to get set for the day ahead.



0.3  
miles  
WALK

## HOVE LAWNS

Relax with friends or soak up some sun in this area of green space adjacent to the beach and the sea view beyond.



1.3  
miles  
CYCLE

## HOVE PARK

This green oasis offers a beautiful sanctuary for all sorts of wildlife in its pond, gardens and wide range of native and exotic trees.



5.2  
miles  
CAR

## SOUTH DOWNS

The famous chalk hills of the South Downs National Park offer approximately 260 square miles of beautiful landscape to explore.



There is a unique mixture of open space just minutes away from Grand Avenue, whether it's by bike or on foot. Breathe the fresh sea air, explore tranquil woodland or roam open countryside. Whichever you choose, it's guaranteed to lead to a happier, healthier life.

Times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



# SPECIFICATION

## KITCHEN

- Bosch black built-in oven and induction hob
- Hoover integrated fridge/freezer
- Hoover integrated dishwasher
- Blanco stainless steel sink with chrome mixer tap
- Marbled white countertop
- Hartforth Blue soft close handleless kitchen furniture
- Under cabinet lighting
- Brass Gola rail
- Glass slate grey splashback
- Burnt Cocoa wood effect flooring

## BATHROOM

- Bath with Vado rainwater shower over and hand shower apparatus
- Glass shower screen
- Locally sourced grey ceramic
- Part-tiled walls
- Vado towel rail
- Mirrored vanity unit

## EN SUITE

- Walk in shower with sliding door, Vado rainwater shower and hand shower apparatus
- Grey ceramic bathroom tiles
- Part-tiled walls
- Vado towel rail
- Mirrored vanity unit

## FLOORING

- Burnt Cocoa wood effect flooring
- Newport foggy mist carpet to bedrooms
- Tiles to bathroom and en-suite

## GENERAL

- Beko washer/dryer\*
- Wired for BT telephone & broadband and Virgin broadband
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year Build-Zone warranty
- Wardrobe included to master bedroom

All apartments at Grand Avenue offer contemporary, energy-efficient interiors, with a private balcony or terrace perfect for morning coffee or evening drinks on balmy summer days.

Southern Housing reserves the right to amend the specifications as necessary and without notice at its absolute discretion. Images used for illustrative purposes only.

\*Plot 0.05 features Zannussi washing machine.\*



# Site Plan

With a gated entrance, cycle parking and carefully landscaped surrounds, Grand Avenue has been designed to create a welcoming community that you'll love to call home.

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



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