



GRAND
AVENUE

2 BEDROOM APARTMENTS



A GRAND OPPORTUNITY

BY HOVE SEAFRONT

Grand Avenue is part of the redevelopment adjacent to the stunning Grade II-listed Kings House in the heart of Hove, with a fascinating history and an exciting future.

Perfectly located metres from the beach, many apartments enjoy spectacular views towards Hove Lawns or the seafront and benefit from all the amenities, entertainment and transport links you could need nearby.

We believe everyone should be able to live in a home they deserve. That's why our apartments at Grand Avenue are available through Shared Ownership and open market sale.

Shared Ownership means smaller deposits and lower mortgage requirements, a property at Grand Avenue allows you to own a home in the city you love and still afford to enjoy the best of it.

Shared Ownership – Terms and conditions apply. All applicants are subject to qualifying criteria and status. Minimum and maximum share values apply and rent is payable on the unsold share typically set at 2.75%. Please speak to a member of our Sales Team for more details.

AN IMPORTANT HISTORY



Hove as we know it today began life as a collection of small fishing villages to the west of Brighton, however, with the arrival of the railway in the 1840s, the settlements went through a period of fast growth, eventually merging into one.

With the development of the lawns and promenade, the area gained increasing popularity and in the late 19th century construction began on the grand terraces and mansion houses that line the seafront today.

AN ASSURED FUTURE



Present day Hove is a neighbourhood characterised by stylish individuality and laid-back charm. Just far enough away from Brighton's hustle and bustle, Hove's well-appointed centre offers an all-round quieter life.

Its streets are lined with beautifully independent boutiques and irresistibly inviting cafés, just waiting to be explored. Evenings out offer a certain refinement that's hard to beat, with a choice of restaurants offering a tantalisingly diverse range of cuisine and refreshments.

The relaxed nature of this neighbourhood carries on to the beaches, which are quieter due to a location that is more detached from

Hove's streets are lined with beautifully independent boutiques and irresistibly inviting cafés, just waiting to be explored.

the city's tourist centre. Having said this, Hove station keeps the area excellently connected to the capital and the rest of the country.

The result is a welcoming, family-friendly area that provides a perfect retreat from the Brighton buzz, without losing its appeal. No wonder it's one of the most desirable places to live in Sussex.



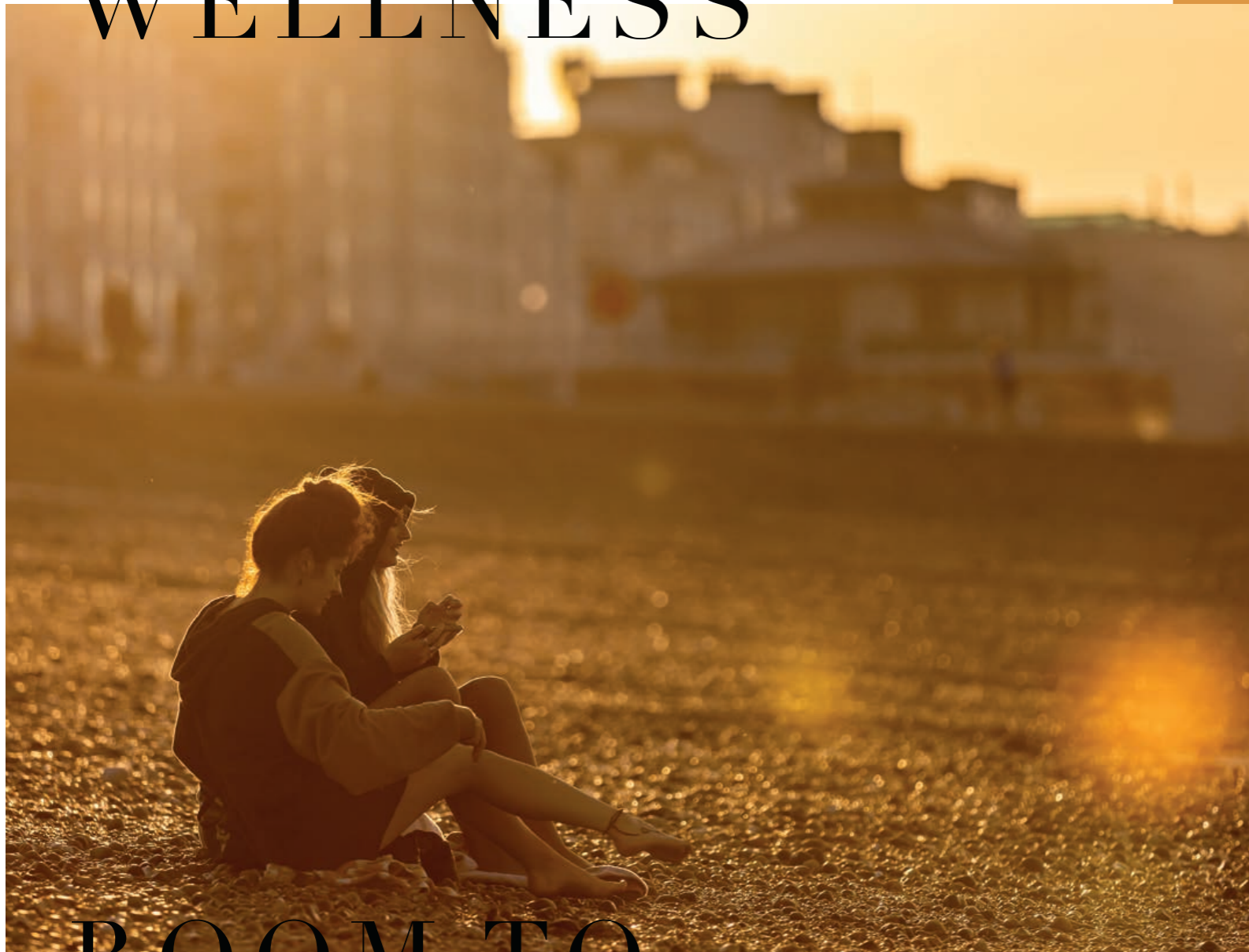
GRAND AVENUE



BRIGHTON & HOVE

- | | | | | | | | |
|---------------------------|--------------------|-------------------|------------------------|-----------------------|------------------------|--------------------------|---------------------|
| 1 UNIQUELY ORGANIC ECOSPA | 5 PLANET INDIA | 9 THE URCHIN | 13 AUDREY'S CHOCOLATES | 17 THE FARM TAVERN | 21 WAITROSE | 25 BRIGHTON PALACE PIER | 29 CHURCHILL SQUARE |
| 2 WILD FLOR | 6 DYNAMIC HOT YOGA | 10 SUGARDOUGH | 14 CHARD & IGIGI | 18 THE SET RESTAURANT | 22 HOVE COUNTY CRICKET | 26 THE BRIGHTON LANES | 30 BRIGHTON CENTRE |
| 3 CANHAM & SONS BUTCHERS | 7 GAIL'S BAKERY | 11 KERNEL OF HOVE | 15 FARROW & BALL | 19 64 DEGREES | 23 BRIGHTON i360 | 27 BRIGHTON PAVILION | 31 GRAND HOTEL |
| 4 LIBATION | 8 ETCH. | 12 THE GINGER PIG | 16 THE OLD MARKET | 20 OAKLEY PROPERTY | 24 THE WEST PIER | 28 ST ANN'S WELL GARDENS | 32 HOVE LAGOON |

SPACE FOR WELLNESS



ROOM TO BREATHE

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.

0.2 miles
WALK

THE BEACH

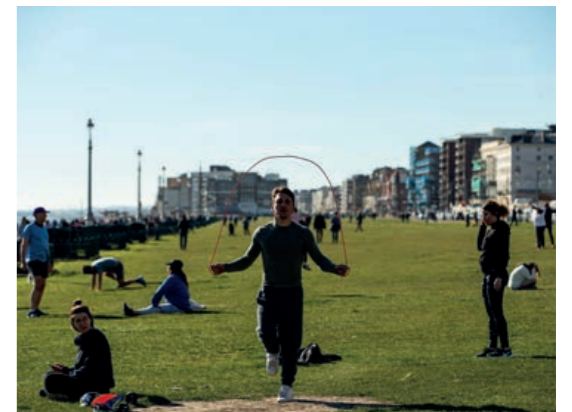
Filling your lungs with crisp sea air on a morning stroll along Hove's Blue Flag pebble beach is the perfect way to get set for the day ahead.



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.



HOVE HAS IT ALL & MORE

Positioned close enough to reach the city centre whenever you need to, but far enough away to retain its own relaxed personality, Hove is the ideal place to be. From everyday essentials to the finer luxuries, you'll find it all nearby.

01.

CHURCH ROAD

0.2 miles WALK

Hove's principal shopping street offers an attractive mix of shops, cafés, restaurants and bars, all just a short walk from your door.

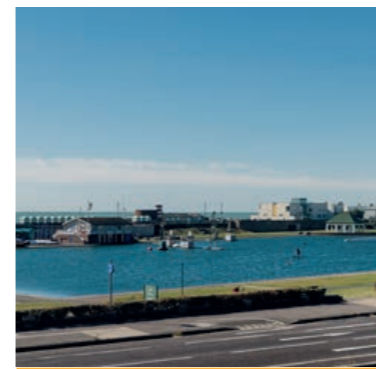


03.

WEST HOVE GOLF CLUB

3.9 miles CAR

Whether you'd prefer a relaxing round of golf or a few hours' practice, this 18-hole course and 21-bay driving range has everything you need.



05

LAGOON WATER SPORTS

1.5 miles CYCLE

From peaceful kayaking, sailing and paddle-boarding trips, to the excitement of windsurfing or wakeboarding, here you can find tuition and hire.



02

KING ALFRED LEISURE CENTRE

0.6 miles CYCLE

Having a swimming pool, extensive gym, sports courts and classes just a few minutes away means keeping fit couldn't be easier.



04.

HOVE CRICKET GROUND

0.5 miles WALK

For big name music events look no further than Hove Country Cricket Ground which has been host to Lionel Ritchie and Elton John in recent years.



06.

BRIGHTON CITY CENTRE

0.9 miles CYCLE

Famously eclectic shopping, world-class dining, endless entertainment and legendary nightlife. You'll find it all and more in Brighton city centre.

MAKE AN EDUCATED CHOICE



A home at Grand Avenue sets you up for family life, with a great selection of nearby primary, secondary and tertiary education that ranges from nursery right through to university.



09
min
WALK

ROBINS NURSERY SCHOOL

Accepting children aged from two to four years old, Robins Nursery School provides multiple learning rooms and a safe garden area featuring trees, shrubs and flower beds.

16
min
WALK

BRUNSWICK PRIMARY SCHOOL

Set within extensive grounds, Brunswick Primary School provides playgrounds, sports courts, playing fields, gardening areas and even its own brood of chickens.

12
min
CYCLE

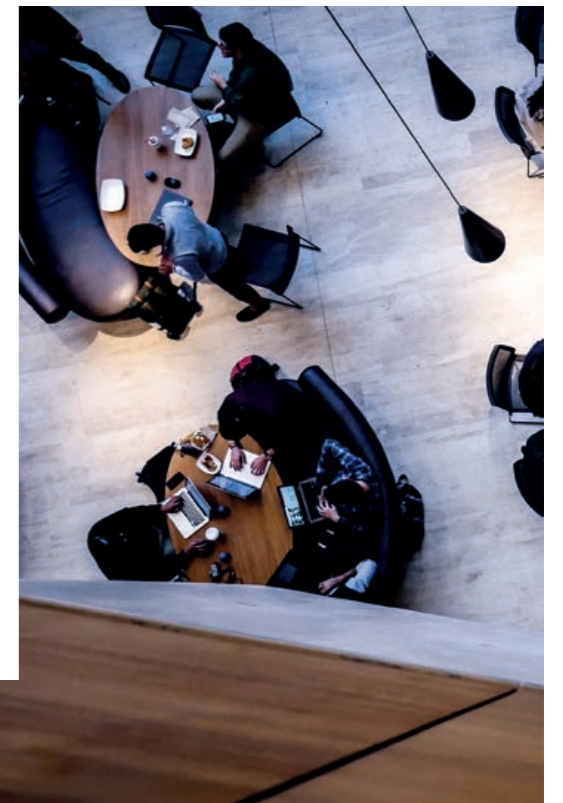
HOVE PARK SCHOOL

This mixed secondary school and sixth form specialises in languages, with a choice that includes Spanish, Italian and Mandarin, plus Japanese and Arabic as extra-curricular options.

11
min
CYCLE

UNIVERSITY OF BRIGHTON

Ranked in the top 50 UK universities, the University of Brighton focuses on professional education, offering over 400 courses on a wide variety of subjects.



PERFECTLY POSITIONED

IN A CONNECTED WORLD

From Grand Avenue, there are very few places you can't reach. Both Hove and Brighton stations are within 10 minutes by bike, providing excellent train links to London, Gatwick and Portsmouth. Add to this great road connections via the A27 and A23 and you have the perfect base for travel by road, rail, air and sea.



05
min
CYCLE

HOVE STATION

Hove station is easily accessible from Grand Avenue and operates regular services east to Brighton and west along the south coast into London, Gatwick, Portsmouth and Southampton.

10
min
CYCLE

BRIGHTON STATION

A short cycle ride along the seafront will take you to Brighton station where you can catch regular direct services into London – perfect for business or pleasure.

30
min
TRAIN

GATWICK AIRPORT

From Hove Station Gatwick Airport offers a vast number of flights to over 170 destinations in over 60 countries across Europe and the rest of the world, making international travel easy.

66
min
TRAIN

LONDON VICTORIA

From Hove Station You can be at London Victoria in as little as an hour, where you're perfectly placed to explore the city by tube or connect to the national rail network.

60
min
TRAIN

LONDON BRIDGE

From Brighton Station London Bridge lies just an hour from Brighton by rail and opens up a gateway to the City, along with connections to the Underground and trains to the rest of the country.

74
min
TRAIN

PORTSMOUTH HARBOUR

From Hove Station This commercial port operates regular ferry services across the Channel to a number of destinations in northern France, including Caen, Saint-Malo, Le Havre and Cherbourg.

Train times taken from nationalrail.co.uk and are approximate only. Cycle times taken from google.co.uk/maps and are approximate only.

SPECIFICATION

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.



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 integrated, 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 bathroom tiles
- 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

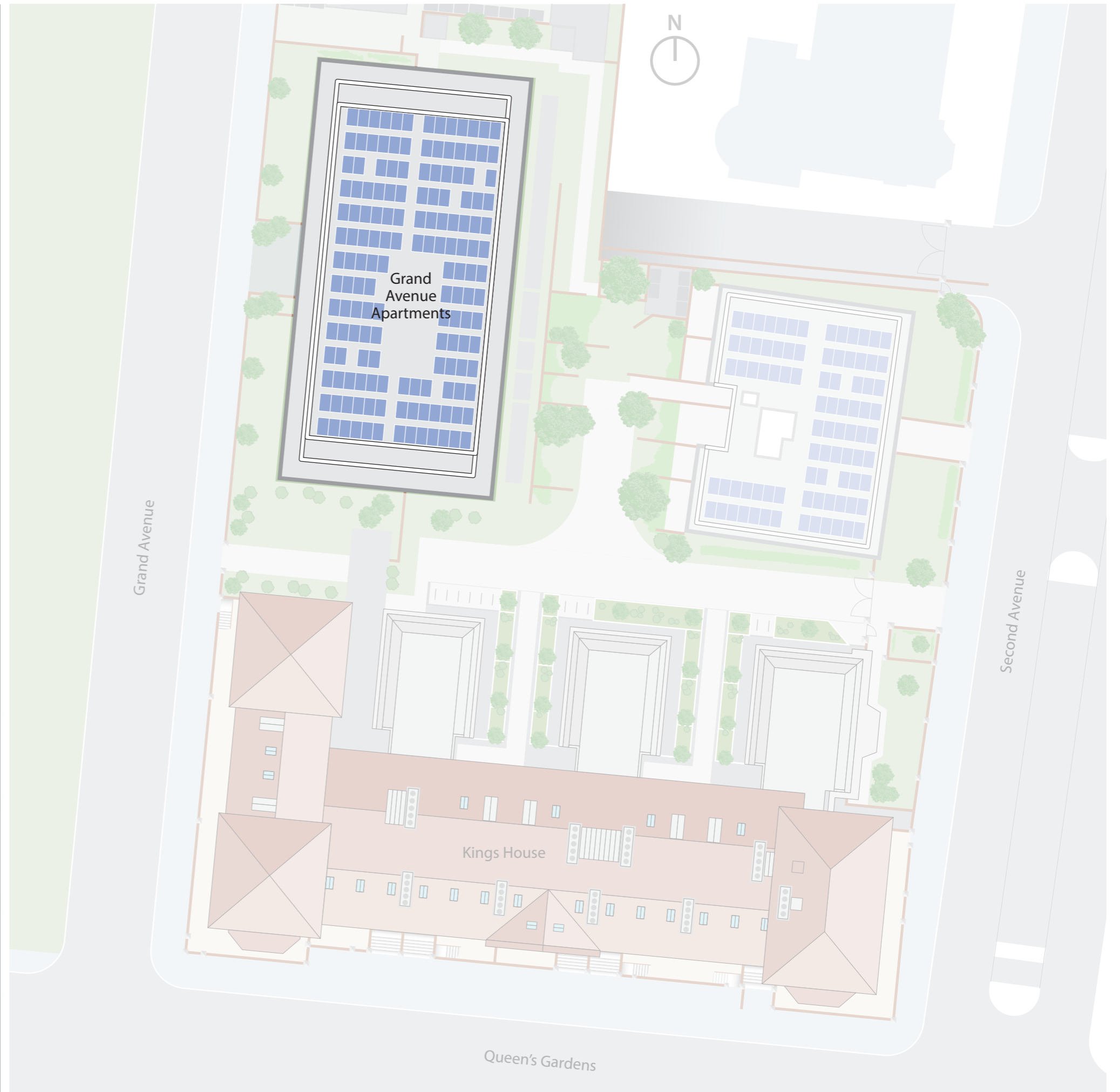
- Beko washer/dryer*
- Wired for BT telephone & broadband and Virgin broadband
- Sky Q digital TV connection
- Zoned underfloor heating
- MVHR ventilation system with heat recovery
- Tiled balconies with outdoor lighting
- Video entry system
- 10-year Build-Zone warranty
- Wardrobe included to master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

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 Zanussi 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.



SHARED OWNERSHIP AND OPEN MARKET SALE OPTIONS



Shared Ownership is a Government-backed scheme to help you get on the property ladder with a smaller deposit.

HOW DOES IT WORK?

You initially purchase between 25%-75% of the home's market value, you then pay subsidised rent on the remainder.

AM I ELIGIBLE?

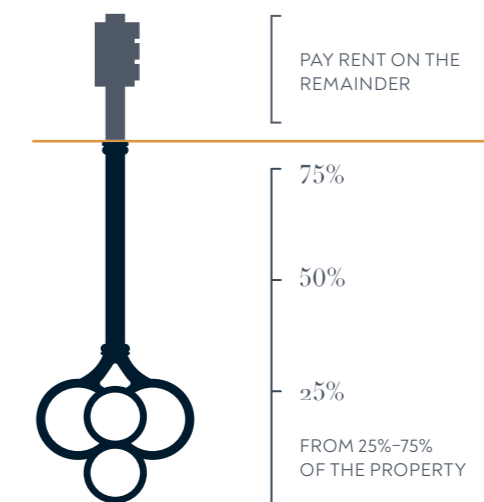
To be considered eligible for the Shared Ownership scheme your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

WILL I NEED TO PAY A DEPOSIT?

To be considered eligible for the Shared Ownership in most cases, you will need a mortgage deposit from 5% of the share percentage you are purchasing.

A panel of specialist and experienced mortgage advisers will be provided to you. Any of these firms will be able to advise you on the best options available to you, so please ask us to refer you for further advice. If the property's market value is £200,000 and you're buying 25% then your proportion will be £50,000.

This means you'll need a deposit of £2,500 alongside a mortgage of £47,500. You're also able to own the property outright, by increasing your share to 100%.



If you're not eligible for a Shared Ownership scheme, you can buy with Open Market Sale. Open Market Sale is the traditional way of buying a property. Purchasing the entire property. Whether you buy it outright or with a mortgage, you become the sole owner of the property (or co-owners if you buy it with someone else).

Shared Ownership – Terms and conditions apply. All applicants are subject to qualifying criteria and status. Minimum and maximum share values apply and rent is payable on the unsold share typically set at 2.75%. Please speak to a member of our Sales Team for more details. Southern Housing supports the development of mixed tenure schemes and is proud to provide various buying options such as Shared Ownership and open market sale at Grand Avenue. We may change the tenure of some homes subject to demand. Please speak to the sales team regarding different buying options available on your selected plot at Grand Avenue.

VISIT US



DIRECTIONS

1A Grand Avenue, Hove BN3 2LS

BY CAR:
From A23:

- Take A23 to M23 in West Sussex
- Use the left lane to merge onto London Rd via slip road to London/Gatwick Airport
- Merge onto A27
- At the roundabout, take the 2nd exit
- Continue onto Devil's Dyke Rd
- At the roundabout, take the 3rd exit
- Turn left onto Dyke Rd
- Turn right onto Woodruff Avenue
- Continue onto Shirley Drive
- Turn right onto Grand Avenue
- Turn right onto Kingsway
- Turn right at the 1st cross street onto Second Avenue
- Head east on Queen's Gardens towards Second Avenue

BY TRAIN:
From London Bridge:

- Take the Thameslink train to Brighton
- At Brighton station find bus stop C
- Take the number 6 bus to the Town Hall stop A
- It is then a 7 min walk to Grand Avenue

Scan for directions



Southern Housing terms and conditions apply. Images are for illustrative purposes only. Maps not to scale. Times, distances and directions are taken from nationalrail.co.uk and google.co.uk/maps and are approximate only. All content within this document is indicative only. Southern Housing reserves the right to make any changes at any time. Please speak to a member of the Sales Team for up-to-date information when reserving your new home. Information is correct at time of going to print. January 2024.

**SOUTHERN
HOUSING**
new homes

020 315 19537

[SHNEWHOMES.CO.UK/GRANDAVENUE](https://shnewhomes.co.uk/grandavenue)

1A GRAND AVENUE, HOVE BN3 2LS