

# Kings House Grand Avenue

Hove, BN3 2QU

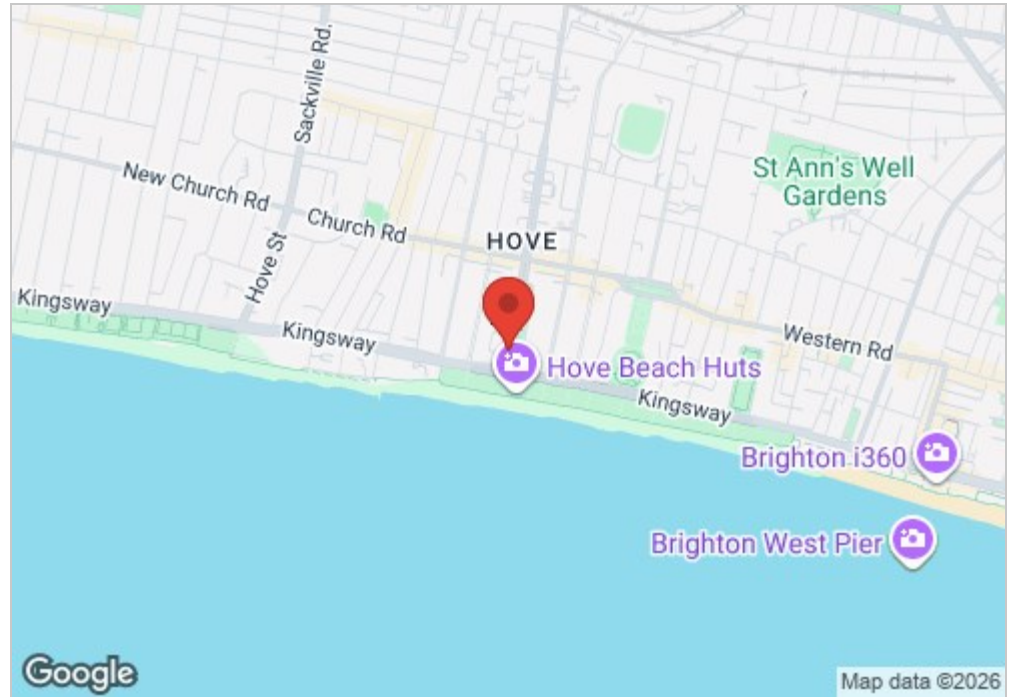
**Guide price £2,150,000**



FOSTER & CO.

- Share Of Freehold
- 4 Bedrooms
- 4 Bathrooms
- Underground Parking
- Stunning Sea Views
- Private Roof Terrace
- Open Plan Kitchen
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Kings House

Ground Floor  
Approximate Floor Area  
1736.86 sq ft  
(161.36 sq m)

First Floor  
Approximate Floor Area  
618.27 sq ft  
(57.44 sq m)

Terrace  
Approximate Floor Area  
280.83 sq ft  
(26.09 sq m)

Storage  
Approximate Floor Area  
22.28 sq ft  
(2.07 sq m)

Approximate Gross Internal Area = 246.96 sq m / 2658.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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