

Jack Taggart & Co

RESIDENTIAL SALES

QUEEN VICTORIA AVENUE, BN3

6WN

£725,000

# QUEEN VICTORIA AVENUE, BN3 6WN

Queen Victoria Avenue is in one of Hove's most desirable areas. Just a few minutes from Hove Park, this quiet residential area close to Goldstone Valley has excellent facilities with local shops, parks, cafés, and some of the area's most exceptional schools nearby. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is also just a short journey into Brighton & Hove city centre.

Jack Taggart & Co are delighted to offer you this exceptional and uniquely positioned 3 bedroom semi-detached house with an additional fully self-contained separate converted garage to workshop/home office. The property also has both a front and back garden along with off street parking at the rear of the house (if the gate and fence are removed)

Upon entering this excellently finished property, you are met with a spacious entrance hall/reception area which follows through to a large open-planned kitchen/living/dining room. The modern fitted kitchen features integrated appliances, a sizeable amount of storage space, a quality quartz counter top and space for 'American style' freezer, a statement island in the centre, perfect for sociable evenings with friends. There is a gorgeous skylight over head which creates a bright and airy atmosphere throughout. In the corner of this huge space there is an additional seating area featuring a t.v, comfy sofas so great when having guests over. This newly renovated home offers double glazed bi-fold doors leading onto the private landscaped garden.

The dining sections offers a fitted seating area with in-built storage, underfoot the whole opened plan space has gorgeous engineered wood flooring throughout.

The ground floor itself is over 680 sq ft and also comprises a downstairs cloakroom, a good sized utility room and a separate sitting room which is a cosy space featuring a wood burning fire place, its the perfect family movie night location.

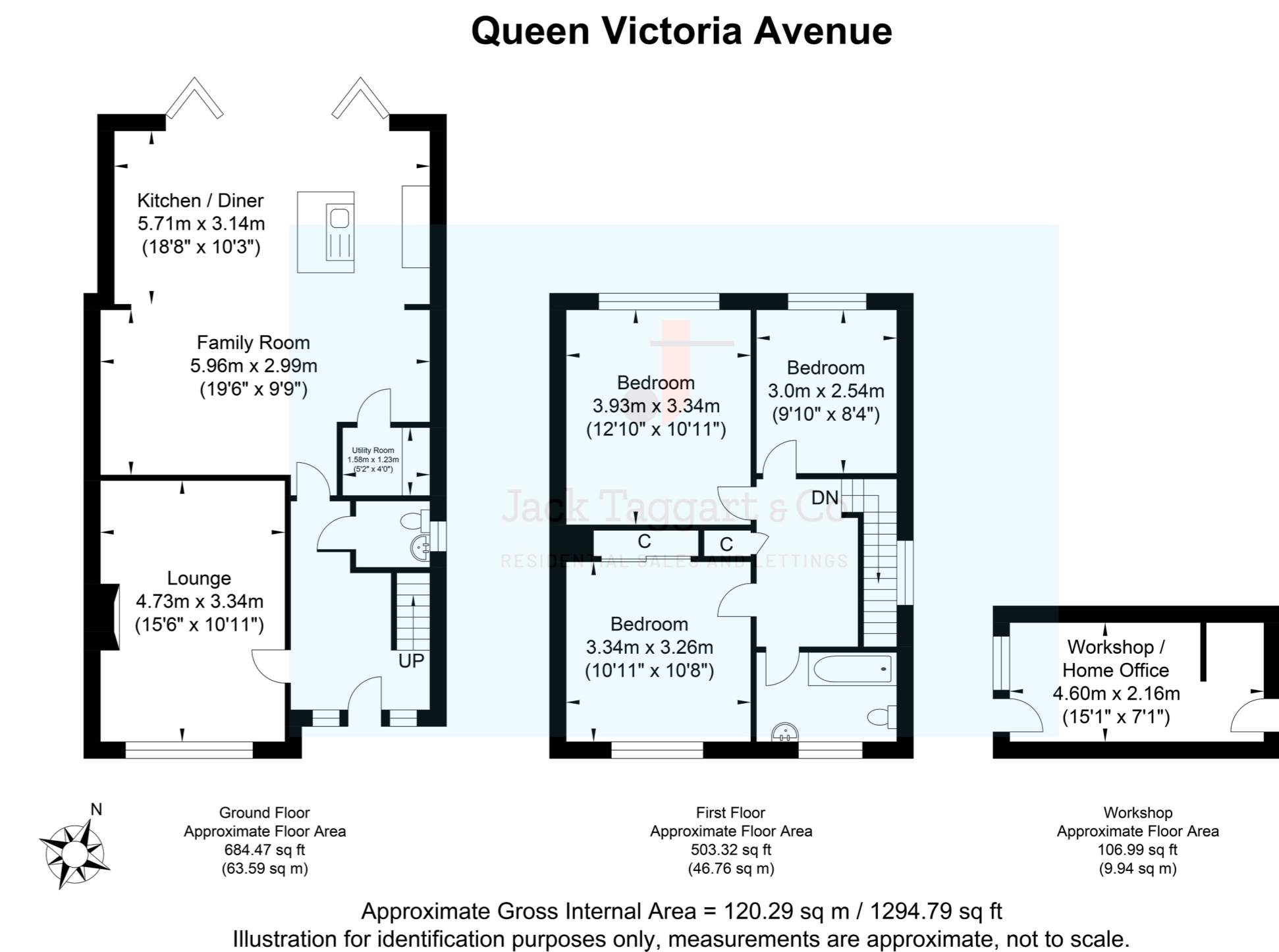
The first floor features a spacious master bedroom with window views across the rooftops of Hove, plenty of integral storage space and high ceilings throughout. The further two double bedrooms are of a fantastic size, with views out to the garden. This floor also offers a separate family bathroom, this too has been renovated to a high standard featuring a shower over bath, sink with storage and a W/C.

Outside there is an absolutely stunning landscaped tiered garden which offers a private patio entertainment area plus a lawned area at the foot of the garden with a raised decked area perfect for alfresco dining..This is a beautiful garden to bring round friends and family throughout the summer months. In need of a little TLC to make it your own.

The garage has been converted to a home office, its accessed directly from the garden and it is inclusive of power, data cables and light.

\* Potential development opportunity ie Loft conversion

This is a stylish and contemporary home and a rarity to be on the market, its also perfect for a growing family - viewing is HIGHLY recommended.



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