



Jack Taggart & Co

RESIDENTIAL SALES

QUEEN VICTORIA AVENUE, BN3 6WN

GUIDE PRICE: £800,000 - £750,000

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Jack Taggart & Co are delighted to offer you this exceptional and uniquely positioned five bedroom semi-detached house the ideal space for all ages. The property also has a beautifully landscaped back garden along with off street parking for two cars, garage and electric car charging port.

Upon entering this excellently finished property, you are met with a spacious entrance hall/reception area which follows through to a large open-planned living/dining room. This area presents exposed brick, real wood flooring and vast bay windows, complimented by bespoke shutters, the perfect space to entertain or just relax and unwind. At the back of the property, there is a gorgeous conservatory which creates a bright and airy atmosphere throughout.

The modern fitted kitchen features integrated appliances, a sizeable amount of storage space, a quality dark counter top and five burner cooker. Just off the kitchen is a separate utility / pantry space, such a handy addition!

This well-maintained home offers double glazed french doors leading onto the private landscaped garden. The dining sections offers ample dining space area and boasts a impressive brass fire place. The ground floor itself is over 650 sq ft and also offers a downstairs WC.

The first floor provides three double bedrooms and a smaller single room which is an excellent office/study. 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.

The top floor features a spacious master bedroom with window views across the rooftops of Hove, plenty of integral storage space and Jack & Jill ensuite bathroom with free standing bath.

Outside there is an absolutely stunning landscaped tiered garden which offers a private patio entertainment area plus a lawned area in the middle 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. The garage is to the side of the property and benefit by having tailor-made panels around the edge, made to provide ultimate privacy in your garden.

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.

This is a stylish and contemporary home perfect for a growing family - viewing is HIGHLY recommended.

## Queen Victoria Avenue



Approximate Gross Internal Area = 157.81 sq m / 1698.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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