

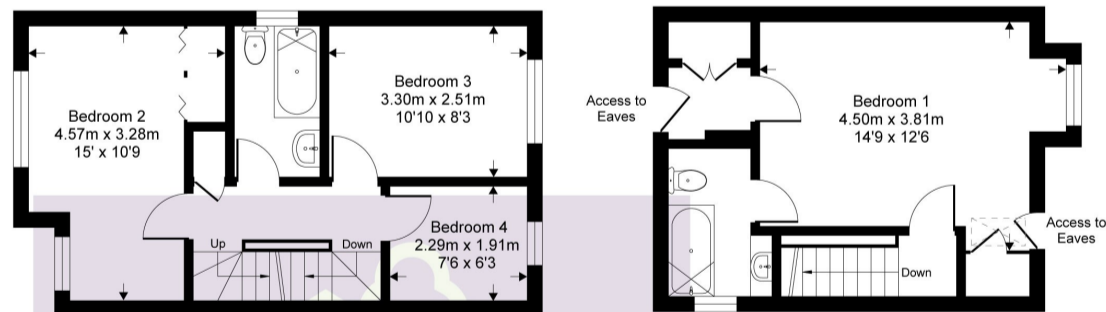


Avondale Road, Hove, BN3 6ER
 GUIDE PRICE £800,000 - £825,000



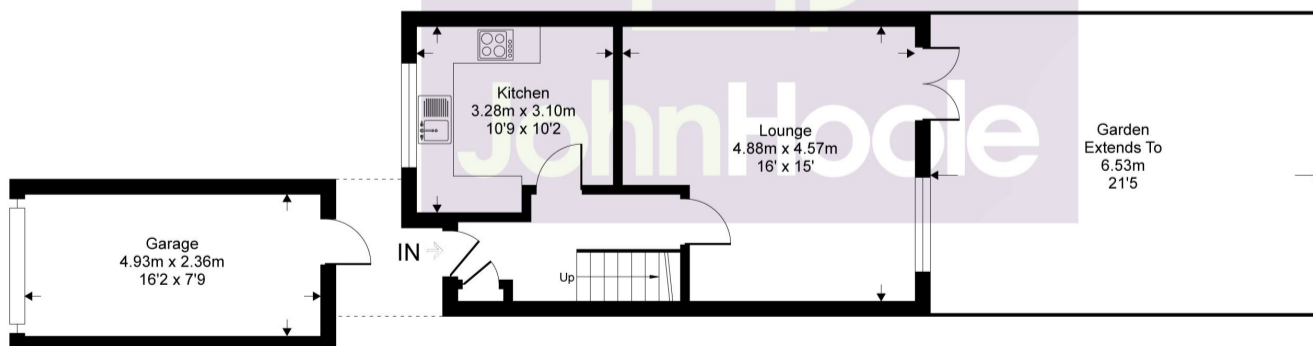
Avondale Road, BN3

Approximate Gross Internal Area = 102 sq m / 1100 sq ft
 Approximate Garage Internal Area = 12 sq m / 125 sq ft
 Approximate Total Internal Area = 114 sq m / 1225 sq ft

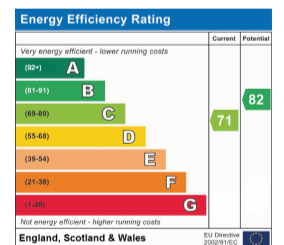


First Floor

Second Floor



Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Welcome to Avondale Road, where comfort, convenience and modern living converge in this delightful four-bedroom family home nestled in the heart of central Hove. Built in 1996, this detached property exudes contemporary charm while offering low maintenance and modern facilities throughout.

As you step inside, you're greeted by the spacious ground floor adorned with hard flooring, starting with a generously sized and separate kitchen. Boasting a range of units and space for a breakfast table, this kitchen is a culinary haven for any aspiring chef. Adjacent lies a large reception room, perfect for both relaxation and entertaining guests. Flooded with natural light, this room seamlessly connects to the west-facing rear garden through patio doors, creating an inviting indoor-outdoor flow. The garden itself is a suntrap, ideal for outdoor activities or simply soaking up the afternoon sun.

Ascending to the first floor, you'll find three well-proportioned bedrooms and a family bathroom. The largest bedroom features fitted storage, while the smallest offers a versatile space suitable for an additional bedroom, home office, or hobby room.

The journey doesn't end there. Ascend to the top floor to discover the delightful master bedroom, boasting ample eaves' storage and an en suite bathroom, providing a private sanctuary to unwind and relax.

Situated in one of Hove's most desirable locations, this property ensures easy access to a wealth of amenities, including the eclectic shops, cafes and restaurants of Seven Dials and close proximity to renowned schools and commuter links. The added convenience of a secure garage and off-street parking enhances the appeal of this exceptional home.



- MODERN STYLE DETACHED HOUSE
- 4 BEDROOMS
- 2 BATHROOMS
- SINGLE GARAGE AND OFF-ROAD PARKING
- WEST FACING GARDEN
- SEPARATE FITTED KITCHEN/BREAKFAST ROOM
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CONVENIENT LOCATION FOR RENOWNED SCHOOLS