



Queen Victoria Avenue, Hove, BN3 6WR
£700,000 - £725,000 Guide



**GOLDIN
LEMCKE**

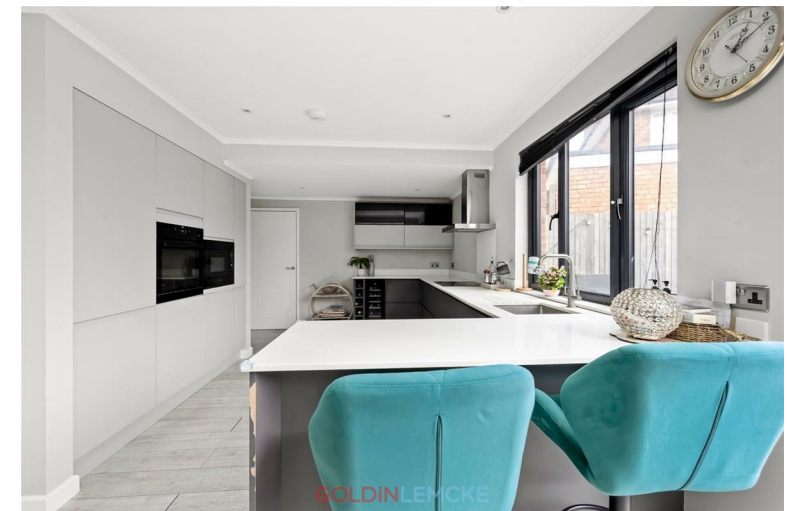
01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Queen Victoria Avenue, Hove, BN3 6WR

£700,000 - £725,000 Guide

A fantastic three-bedroom semi-detached house, offering approximately 1,108 sq ft of well-presented accommodation in this highly sought-after location. The property is offered for sale in good decorative order throughout and benefits from off-road parking, a front garden, exterior storage and a private south-facing rear garden. Early and internal viewing is highly recommended.

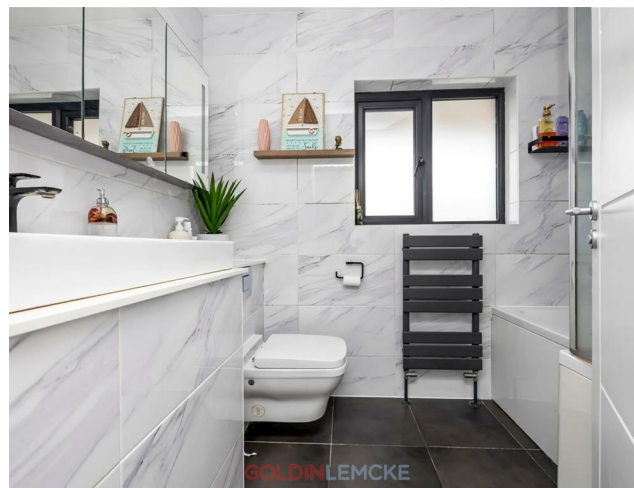




Further Information

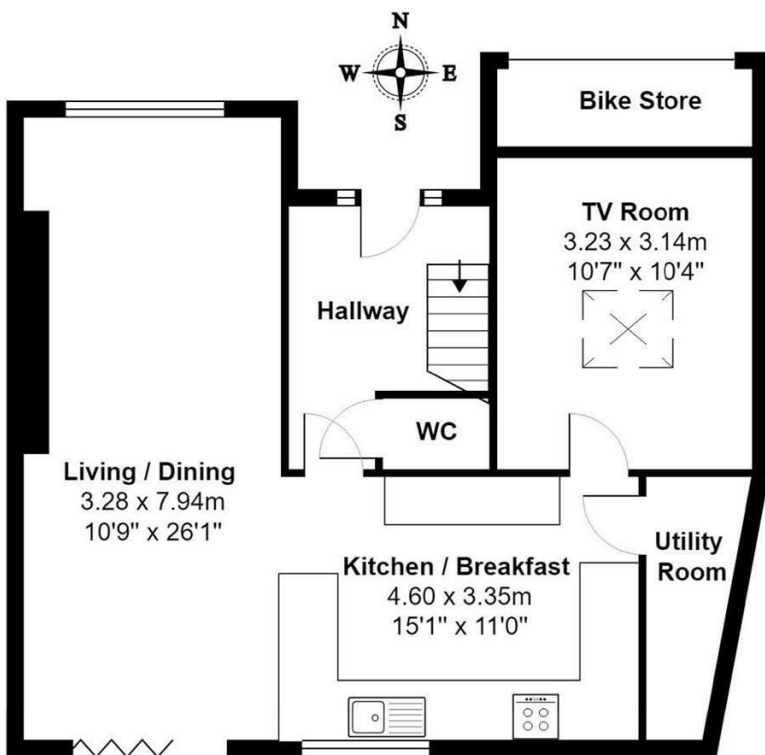
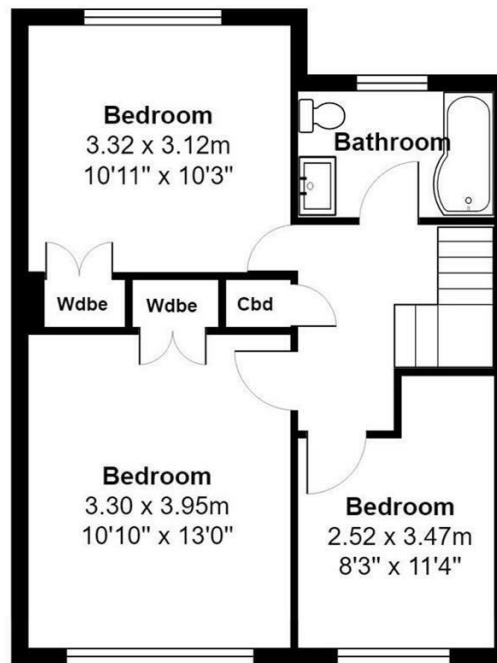
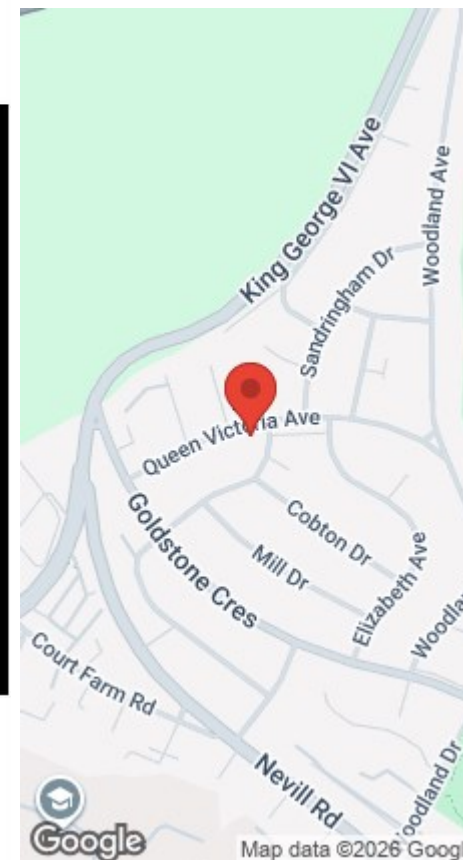
Approached via an attractive lawned front garden and private driveway, the accommodation comprises a spacious entrance hall, downstairs WC, a separate TV room, currently arranged as a bedroom, and a useful utility room. There is also an impressive L-shaped open-plan kitchen/living/dining room, which is modern and beautifully presented, featuring a contemporary fitted kitchen with integrated appliances, a stylish media wall with electric fireplace and bi-folding doors opening directly onto the garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The south-facing rear garden is a particular feature, with a combination of lawned and decked areas. There is also an external storage room, formerly forming part of a garage, providing useful space for bikes and sports equipment, together with potential to extend into the loft space, subject to the necessary consents.

Queen Victoria Avenue is ideally positioned close to Hove Park, providing a choice of open green spaces for walking, recreation and outdoor activities. The nearby Goldstone Valley shops offer a range of everyday amenities, with further shopping facilities, cafés and restaurants available in central Hove. The area is also well served by regular bus routes, with Hove and Aldington railway stations providing convenient links to Brighton, London and the surrounding areas.



GOLDINLEMCKE

01273 777123
GOLDINLEMCKE.COM



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002