John **Hilton**

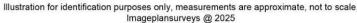
JohnHilton

Est 1972

Welbeck Avenue, Hove, BN3 4JL

Approximate Gross Internal Area = 247.3 sq m / 2662 sq ft







Total Area Approx 2662.00 sq ft

16 Welbeck Avenue, Hove, BN3 4JL

To view, contact John Hilton: 52 High Street, Rottingdean, BN2 7HF 132-135 Lewes Road, Brighton, BN2 3LG 01273 608151 or sales@johnhiltons.co.uk

£1,250,000 Freehold



















Council Tax Band: F

- Wish Park Area
- Moments from Hove Lagoon & Beach
- 1930's Substantial Family Home
- Six Bedrooms & Three Bathrooms
- Large Open-Plan Living/Dining/Kitchen
- Spacious & Versatile Accommodation
- Loft Conversion
- Double Storey Side Extension
- Driveway with Off-Road Parking
- West-Facing Rear Garden

16 Welbeck Avenue Hove BN3 4JL

A substantial, six-bedroom, extended box bay-fronted 1930's semi-detached family home, boasting an enviable address on one of Hove's most desirable tree-lined avenues. Favourably positioned to the southern end of Welbeck Avenue, the property is only moments from Hove Lagoon with all the recreational activities the seafront has to offer and the popular Wish Park and cafe is just around the corner.

Benefitting from both a double storey side extension and loft conversion, accommodation is now incredibly generous and includes a large dual-aspect living space with combined living area, dining area and kitchen, plus a utility room/pantry, family room and playroom on the ground floor. The kitchen is a good size with a range of wall and base units, laminate work surfaces, original cabinetry and built-in storage.

To the first floor there are four double bedrooms, with those to the front enjoying a pleasant outlook and views down towards the seafront. A fifth single bedroom is currently used as a home office and benefits from a small balcony to the front, and there is a family bathroom with corner bathtub and separate shower enclosure. The principal bedroom occupies the second floor with its own bathroom and access into a generous loft space.

Externally there is a spacious driveway to the front offering parking for three vehicles and a well-proportioned, family-orientated, West-facing garden to the rear.

Situated in a sought-after area and well-positioned for highly regarded local schools, train links to London and easy access into the city centre with a regular bus service operating nearby. Road links are great from this location, Hove station is 1.6 miles away and Portslade station is under a mile away. Wish Park is a 5-minute walk, as is Hove Lagoon with its famed Esplanade at the end of the road (approx 0.25 miles).





