

## Welbeck Avenue, Hove, BN3 4JL

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



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 2662.00 sq ft

16 Welbeck Avenue, Hove, BN3 4JL

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**£1,250,000 Freehold**





## 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.



- 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

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

Council Tax Band: **F**

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).

