

H&N



Middleton Avenue

Hove, BN3 4PH

£875,000

HEALY
& NEWSOM

EST. 1990



Middleton Avenue, Hove, BN3 4PH

A handsome semi-detached house situated on a quiet tree-lined street, in Hove. Benefitting from having little to no through traffic, this is a highly desirable residential location.

The property is in need of modernisation throughout but retains some original features and enjoys a fantastic footprint with lots of potential to become a lovely family home. Comprising two receptions, a kitchen breakfast room and downstairs cloakroom to the ground floor, with four bedrooms and a family bathroom to the first floor.

Furthermore, the property boasts a generous garden, a GARAGE and off street parking.

Location

Local life in this area of Hove is very pleasant with a strong sense of community and offers easy access to well regarded schools, comprehensive shopping facilities and local amenities. Middleton Avenue is a quiet road positioned south of New Church Road very close to Hove Lawns and the Lagoon on the Kingsway (A259). Richardson Road offering local shops and Wish Park are also conveniently placed with bus services affording access to the city centre, and neighbouring towns and villages. Portslade mainline train station is approximately 0.7 miles in distance.

Accommodation

Approached via level ground, the property enjoys a lawned front garden with walled surrounds, driveway up to integrated garage and a pathway that leads to the property's porch and entrance.

Once inside the house, you'll notice the property's potential and lovely layout; the hallway runs laterally across the house with a turning staircase to the first floor and doors to all ground floor rooms.

With a pleasant outlook over the treelined street via a large bay window, the sitting room is spacious with an electric fire. You'll find a second separate reception at the rear of the property, that is currently used as a dining room, and which sits adjacent to the kitchen so lends itself to lots of opportunities for reconfiguration.

The kitchen is carpeted and a good sized with views over the garden. There's an original pantry and built in larder with serving hatch through to the dining room, and access to the downstairs cloakroom and store that houses the boiler. Comprising a range of wall and base units with laminate work surface, tiled splash back and stainless steel sink and drainer, with space for appliances and a breakfast table and chairs.

Stairs rise to the spacious first floor landing with a westerly aspect window and hatch to the loft space.

The principal bedroom is spacious and sits at the front of the house with a bright, south westerly dual aspect and large bay window. Bedroom two, another large double over looks the rear garden with bedroom three adjacent which would be considered a smaller double room.

Bedroom four is currently used as a home office.

The family bathroom is a good size and comprises a pink suite with panelled bath and electric shower over and a sink and vanity unit; the WC sits just next door.

Garden & Garage

Accessed via the rear reception room and kitchen, the garden is a fantastic size and very private. Fence enclosed and mainly laid to lawn, there's a small paved patio area and a few mature trees and shrubs to border. There's secure gated side access to the driveway and front of property and an outside water tap.

Additional information

EPC rating: D

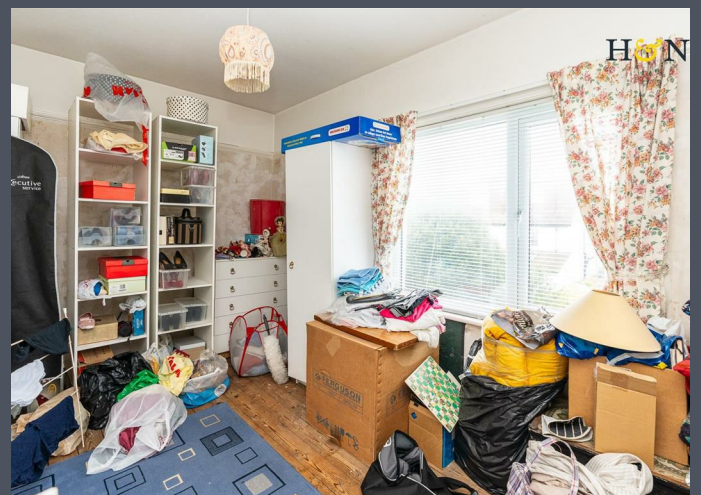
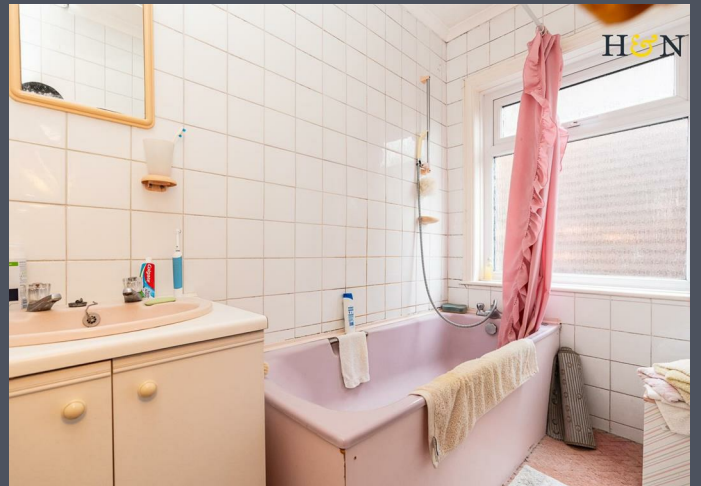
Internal measurement: 120 Square metres / 1,291 Square feet

Tenure: Freehold

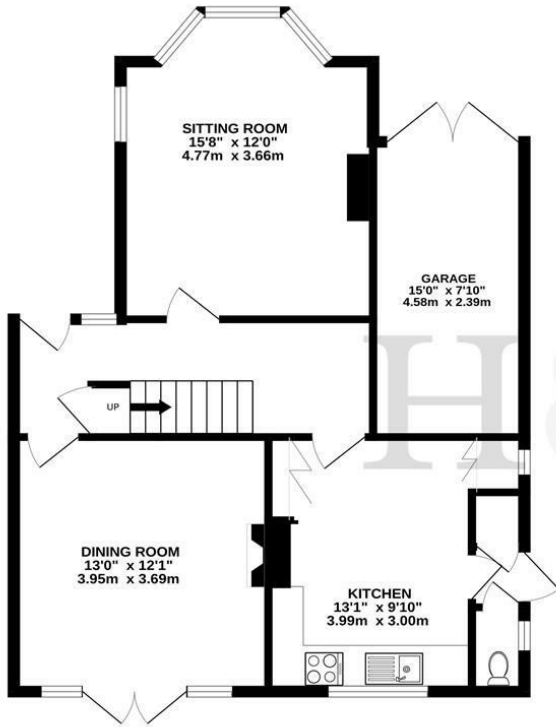
Council tax band: F

Parking zone: L

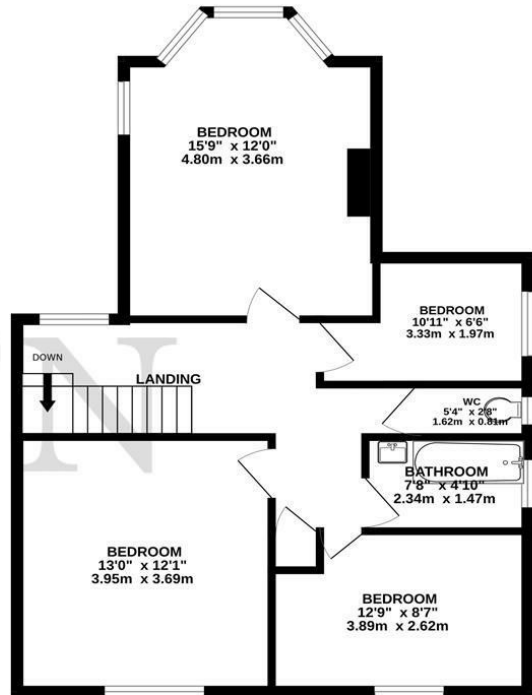




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



INCL. GARAGE

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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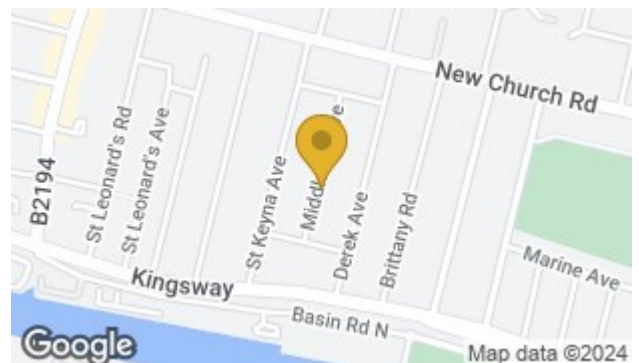
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