



Cranmer Avenue

Hove, BN3 7JQ

Guide price £675,000 - £700,000



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****Guide price £675,000 to £700,000**** A well presented, spacious family home situated in a popular residential Hove location. This 1930s semi-detached house enjoys attractive bay fronted elevations, of street parking and access to a detached outbuilding.

The porch and original timber framed front door leads into spacious accommodation comprising a through living/dining room, kitchen breakfast room, three double bedrooms and a family bathroom.

Furthermore, the property boast a favoured South facing garden and the potential to extend with a loft conversion, subject to necessary consents. Offered for sale with no onward chain.

Location

Situated off Holmes Avenue and Old Shoreham Road in Hove, the property is ideally positioned in close proximity to Sackville Road shops and amenities, Hangleton Road where you will find a large selection of local shops including butchers, bakers and a Tesco express and to the South are the Portland Road shops and local businesses. On this parade you will also find a regular bus service giving access to Hove and Brighton city centre. Bypass links to the A27 and A23 are easily accessible and Aldrington Train Station is less than half a mile in distance. in a addition to being near to highly regarded schools in the area.

Accomodation

The double glazed porch is a good size and has a pitched roof over, there is an original period front door with a beautiful period stained glass insert and matching window to one side. Once in the entrance hall you can appreciate the amount of light this property has throughout, there are doors opening to the through reception room and kitchen diner; under the stairs there is a useful storage cupboard also housing the boiler. The house is in excellent decorative order throughout with neutral carpets and double glazed windows.

The main reception room expands the depth of the house with a feature bay window with front aspect and double doors opening to the rear south facing garden. In the front living room area there is a working log burner stove fitted into the original corner fireplace and an archway to the dining area where there is another fire surround with exposed brick alcove and decorative wood surround with fitted cupboard to one side, double doors provide access and views over the south facing rear garden.

In the spacious kitchen there is a great range of white wall and base units, integrated appliances include a dishwasher and eye level double oven and grill, a solid work surface is fitted to two sides with an attractive tile

splash back and matching breakfast bar. Inset into the worksurface is a four ring gas hob with extractor over and an undermounted sink with brushed chrome mixed tap. There is lot's of light as the room as it is triple aspect with views across the garden and there is a double glazed door providing access to the back garden.

The first floor landing has a built in storage cupboard, ceiling loft hatch access and doors to the bedrooms and bathroom. The largest bedroom has views over the rear garden then a second double bedroom has the feature bay window with front aspect views, the single bedroom also has front aspect views.

In the refurbished bathroom there is a white suite with panel enclosed bath, shower over and glazed screen, vanity unit with sink and storage under finished in a sleek, glossy colour for an ultra contemporary look, the matching back to the wall W.C provides a high quality finish.

Outside

The property has a wide opening to the drive way which is blocked paved and suitable for off road parking, there is a shared path leading to the rear of the property providing gated side access to the garden and the front door of the out building that has a pitched roof and has power and lighting.

There is a south facing established rear garden with lawn and patio areas, the garden is wide and expands past the concrete constructed workshop, there is an outside tap and timber fencing to three sides.

Additional Information

EPC Rating: D

Internal measurements 1097 Sq ft / 101 Sqm

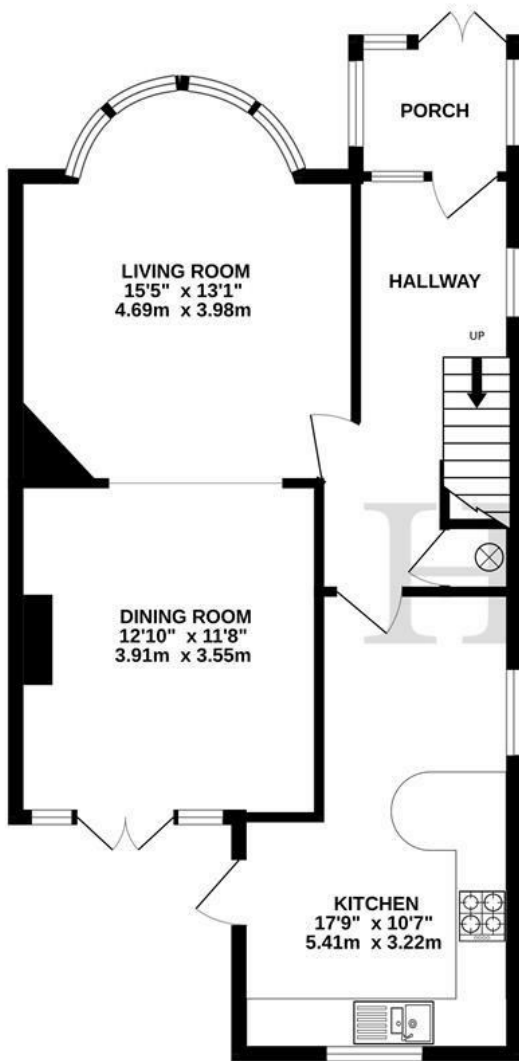
Parking: The road has unrestricted parking.

Council Tax Band: D

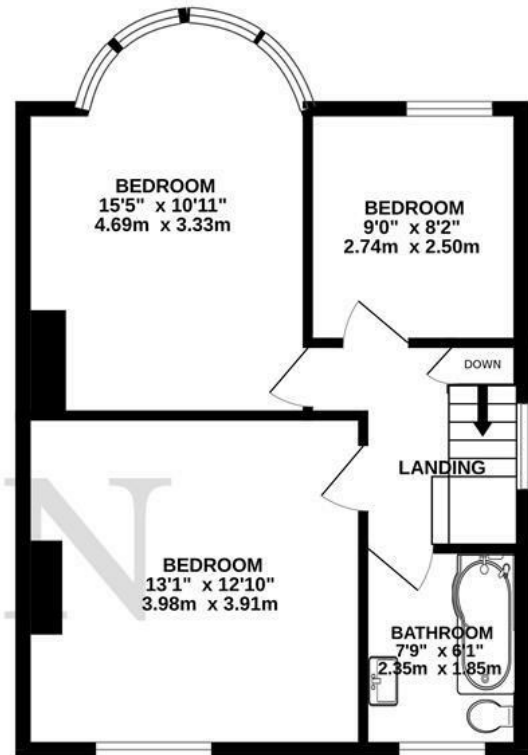




GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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