



Derek Avenue

Hove, BN3 4PE

£1,000,000

HEALY
& NEWSOM

EST. 1990





Derek Avenue, Hove, BN3 4PE

A substantial and beautifully presented family home situated south of New Church Road in a popular tree-lined street. With an elegant, neutral interior, the property boasts high ceilings, period features, real wood floors and tasteful modern fixtures and fittings throughout. The ground floor comprises a bay fronted sitting room, spacious kitchen dining room with separate utility and a contemporary shower room. To the first floor, there are four double bedrooms and a shower room. Furthermore, the property enjoys a good size landscaped rear garden, off street parking for more than one car and the potential to extend into the loft subject to necessary consents.

Location

Derek Avenue is positioned South of New Church Road and has easy access to well regarded schools, comprehensive shopping facilities in addition to local amenities. Hove Lawns and the Lagoon are at the end of the road on the Kingsway (A259), Richardson Road local shops and also Wish Park are also near by, bus services affording access to the city centre, neighbouring towns and villages are in close proximity as is Portslade mainline train station being approximately 0.7 miles in distance.

Approach

Approached from level ground, the low maintenance front garden is laid to contemporary slate shingle and doubles up as additional parking, next to the driveway. Topiary bushes and shrubs border the space, there's an electric car charge point, and access to garage storage, with pathway to the front door.

Accommodation

The vestibule has terracotta tiling and space to hang coats. From here the entrance hall is spacious with high ceilings, real wood floors and a turning staircase with original spindled and oak balustrade, and under stairs storage. Light and bright with a crisp white décor that flows throughout, the tasteful interior sets a precedent for the rest of the house.

With a south west dual aspect, the sitting room is situated at the front of the property having a pleasant view over the tree-lined street and is flooded with natural light. A calming cosy space with real wood floors continued and a log burning stove with rustic drift wood mantel.

Modern and spacious, the downs stairs shower room is laid to stylish textured tiles and comprises a double width walk in shower, a low level eco flush WC and a wall mounted square sink. There's a tall heated towel rail and floating cupboard.

Spanning the width of the house and laid to engineered oak flooring, the kitchen dining room is generously proportioned and wonderfully bright. Bi-fold doors give direct access to a raised decked terrace, bringing the outside in and there's ample room for a family dining table and chairs. Contemporary in design the kitchen comprises a comprehensive range of grey gloss wall and base units with a white square edge work surface and

glass tiled splash back. A breakfast bar provides additional space to dine and makes this a real social space. There an undermounted double sink and drainer, induction hob and stacked double oven with further integrated appliances to include a dishwasher and tall fridge freezer.

From here a separate utility room has space, provisions and plumbing for a washing machine and tumble dryer, with further appliance space and a side access door.

The turning staircase retains the original spindled and oak balustrade and has a contemporary striped carpet runner to the first floor spacious landing. With a crisp white décor continued and neutral carpeting that flows throughout this level, there are doors to four double bedrooms and the family shower room.

The principal bedroom is spacious, having a large bay window and a dual south west aspect over looking the tree lined street with glimpses of the sea. Laid to neutral carpeting with a pretty cast iron fireplace.

Bedrooms two and three both sit at the rear of the house and are spacious double rooms with pleasant views over the leafy green garden. Bedroom four is a small double; all enjoy a white décor and neutral carpeting.

The family bathroom on this level is arranged as a spacious contemporary shower room but can accommodate a bath should you prefer. With patterned tiled surrounds and twin basins, there's a double width walk in shower with wall mounted thermostatic controls, a low level eco flush WC and a heated towel rail.

Outside

Beautifully landscaped, the rear garden enjoys raised decked sun terraces placed to capture both the morning and afternoon sun. A neat lawn sits centre fold and areas with shingle accents and pavers frame the space. There are mature shrubs/tree borders, an outside water tap and useful gated side access to the front of the property.

Additional information

EPC rating: D

Internal measurement: 1,518 square feet / 141 square meters

Tenure: Freehold

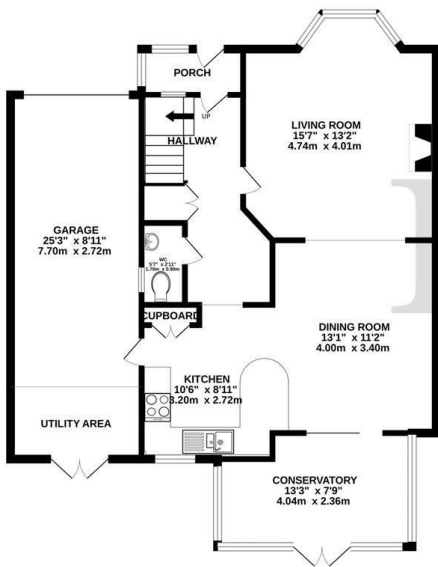
Council tax band: F

Parking zone: L

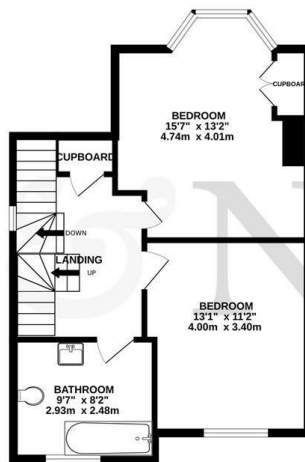




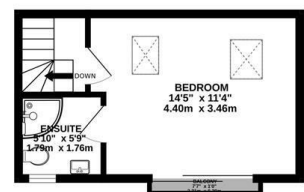
GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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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