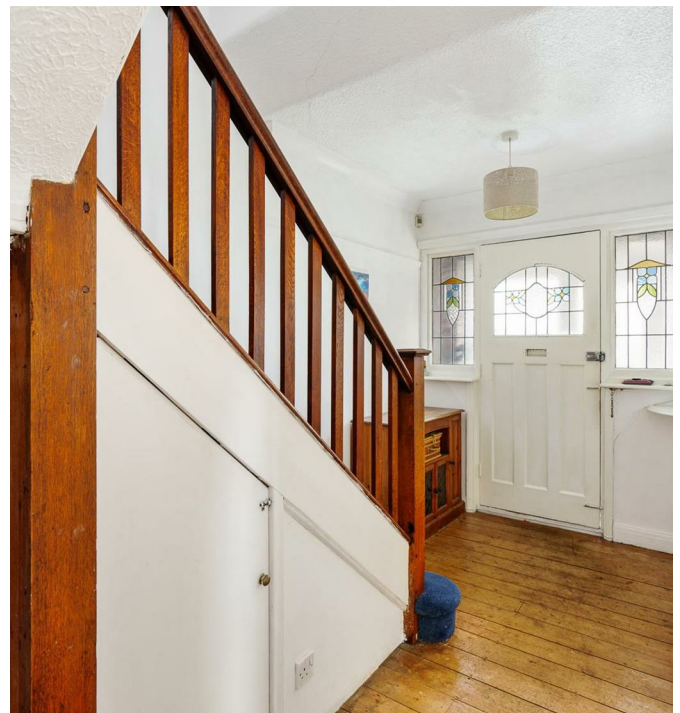




Cranmer Avenue
Hove
Offers in Excess of £690,000

HEALY
& NEWSOM

EST. 1990





Cranmer Avenue, Hove, BN3 7JQ

A substantial four-bedroom house presents an excellent opportunity for families and individuals alike, with two spacious reception rooms and a delightful sun room, the property offers ample living space, perfect for both relaxation and entertaining.

The property features a desirable south facing rear garden and a detached double garage with private driveway, providing parking for up to three vehicles, a rare convenience in this sought-after location. The absence of an onward chain simplifies the buying process, making it easier for you to settle into your new home without delay.

Situated in a very convenient location, this house is close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are looking to move in straight away or explore the potential for expansion, this property is a fantastic choice for those seeking a blend of comfort and opportunity in Hove.

A very spacious hall way greets you as you enter this home with a turning staircase and storage, there are two good size reception rooms and a sun room which leads seamlessly to the south-facing rear garden. The kitchen has garden views, a sliding door to the utility room and W.C, there is also a door providing garden access.

On the first floor you find a very open landing, there are three double bedrooms, bathroom, airing cupboard and ceiling hatch to the loft space.

Garage 17'5 x 15'6 (5.31m x 4.72m)

A double garage with up and over door, pitch roof, power, lighting and eaves with potential for creating further storage above. To the front of the property is a private driveway, providing parking for up to three vehicles, a rare convenience in this sought-after location.

Garden 56'11" x 29'0" (approximate 17.35m x 8.84m (approximate))

The rear south facing garden is not only a wonderful space for children to play but also holds great potential for further enhancement or extension. This property is on a wide plot which is noticeable in the garden, this is a blank canvass with lots of opportunity to landscape to your taste and add sheds or greenhouses if

desired. There is convenient gated access to the front of the property and an external water tap.

Location

Situated off Holmes Avenue and the Old Shoreham Road, which is midway between Hove seafront and the South Downs national park. The property is ideally positioned within close proximity to a variety of local shops and amenities, including butchers, bakers and a Co-op convenience store, there is also Nevill Road Waitrose supermarket close by. Hove Park is less than a 1 mile away. At the end of Cranmer Avenue is a regular bus service giving access to Hove and Brighton city centre. There is very easy access to the A27 and A23 from this location, in addition, Aldrington and Hove train station are both less than half a mile in distance. This location also has a selection of highly regarded schools and educational facilities, from this location they are only in a short distance away.

Additional Information

EPC rating: D

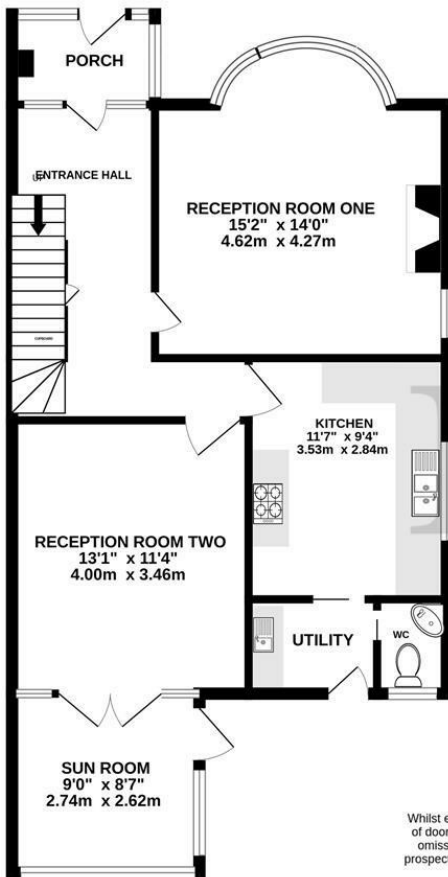
Internal measurements:

1,582 Square feet / 147 Square metres (including garage)

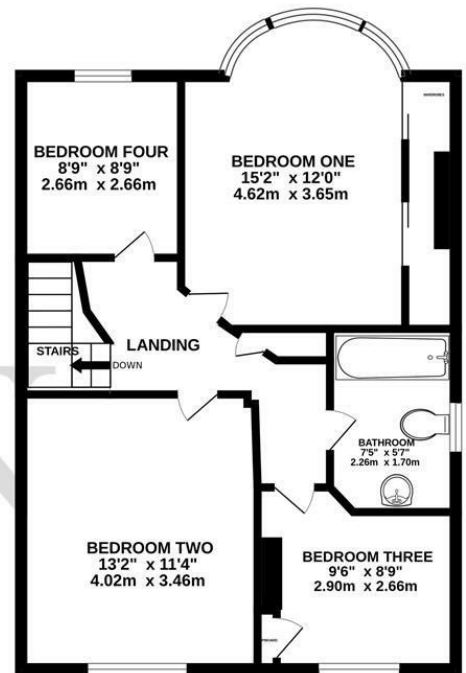
Tenure: Freehold

Council tax band: D

GROUND FLOOR



1ST FLOOR



(INCLUDING GARAGE)

TOTAL FLOOR AREA : 1582sq.ft. (147.0 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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**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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