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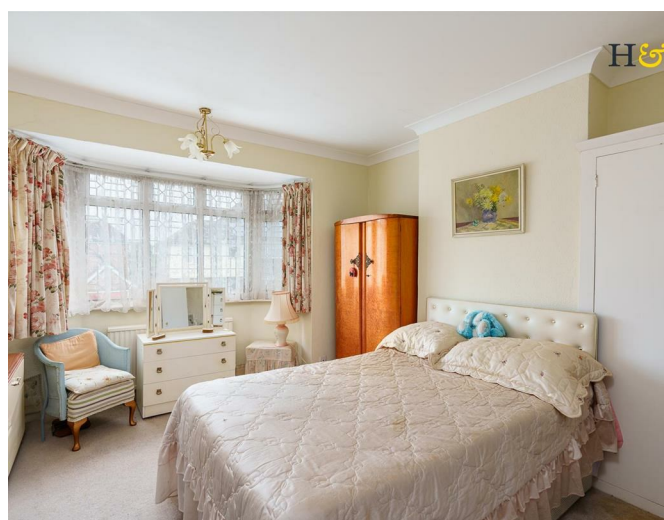
St. Heliers Avenue
Hove

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St. Heliers Avenue, Hove, BN3 5RE

***Guide Price £725,000 to £750,000 *** St. Heliers Avenue, Hove - is an attractive tree-lined road and a desirable residential location. In need of some modernisation, this spacious semi-detached 1930s house has lots of potential.

As you step inside, the generous entrance hall has stairs rising to the first floor, and doors that give access to the extended ground floor accommodation.

With a bright dual aspect, the through lounge and dining room is bay fronted with patio doors to the garden room and offers a versatile space for entertaining guests with ample room for a large dining table and 6 chairs. This in turn leads onto a garden room extension and downstairs cloakroom with double doors onto the garden.

The first floor landing is flooded with natural light via a southerly window and gives access to two double bedrooms and a single bedroom, with ample built in storage, and a family bathroom. There is access to the loft space, which could be converted subject to necessary consents.

Furthermore, the property has a good size private rear garden, that is well established with mature trees and shrubs to border, with useful gated side access. The garage with personal door and shared driveway, offers an additional space for extra storage as would the as well as the 12'x7' workshop at the rear of the garage.

Location

St Heliers Avenue is a quiet road in a sought after location situated between New Church Road and Portland Road, Hove.

The property is ideally positioned for well regarded local schools, including St Christopher's Prep School in New Church Road and West Hove school to the north. For the older children Brighton College and Roedean School to the east and Shoreham College to the west are about a 25 minute bus ride away.

Nearby open green spaces including Wish Park are nearby and Davis Park sits almost opposite. Hove seafront and promenade is less than a quarter of a mile in distance to the South, as is Hove Lagoon and the new Hove Beach Park, which is currently under construction and will provide opportunities for socialising, sport and relaxation.

Nearby local shops and amenities are situated in Portland Road and Richardson Road parades, with New Church Road leading directly to Hove's main thoroughfare which offers a wide selection of shops, eateries and independent boutiques.

In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services (at least three per hour along New Church Road and Portland Road, both eastbound and westbound) providing access into the city centre and beyond, Hove mainline railway station is approximately 1.3 miles in distance, Portslade with its fast trains to London and Aldrington train stations are both less than a mile away.

Additional information

EPC rating: D

Internal measurement (Incl. garage): 130 Square metres / 1,404 Square feet

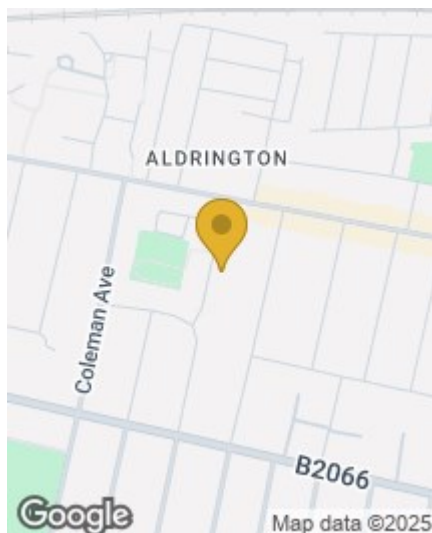
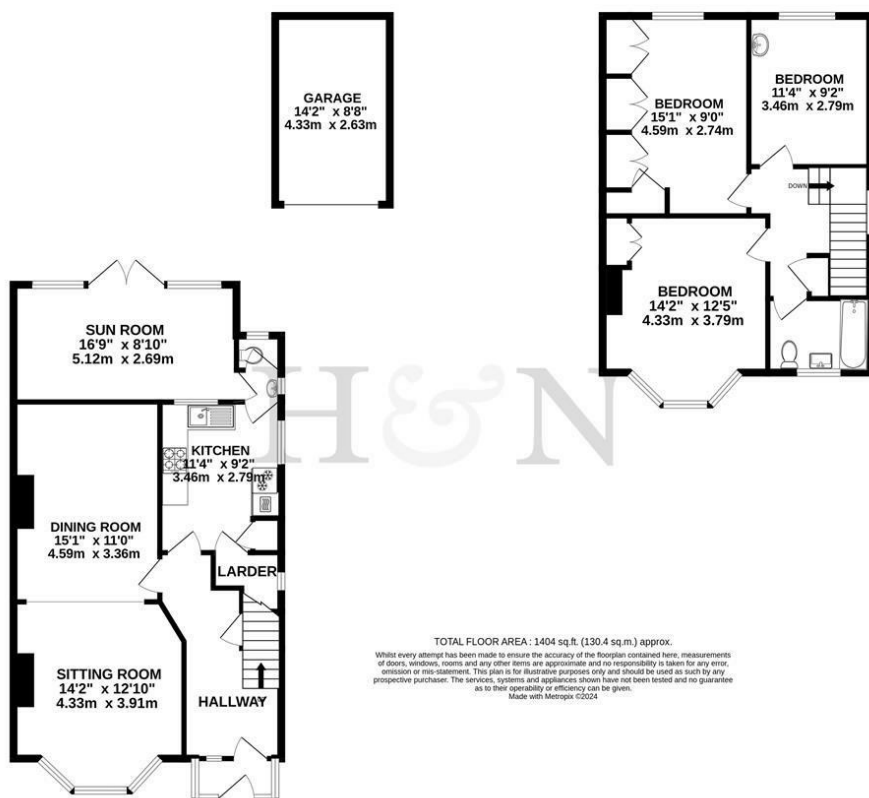
Council tax band: D

Parking zone: W

Tenure: Freehold

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



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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