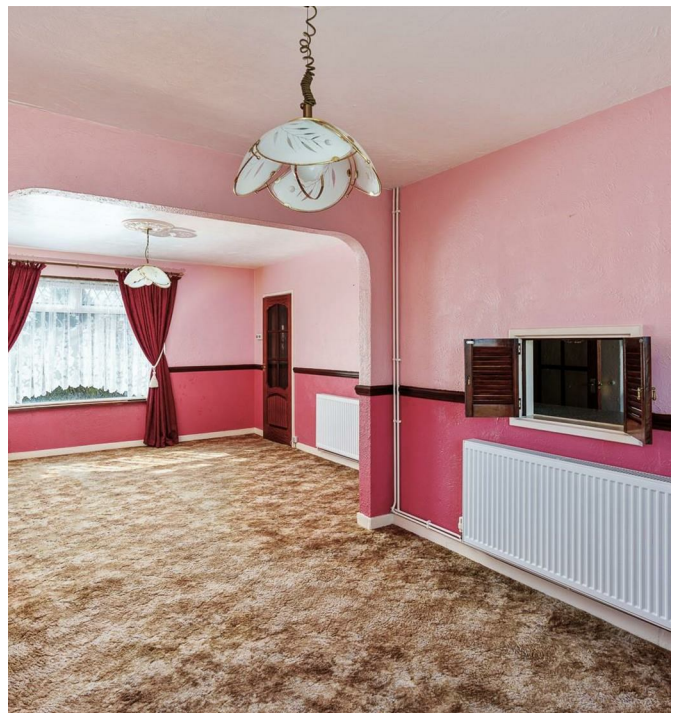


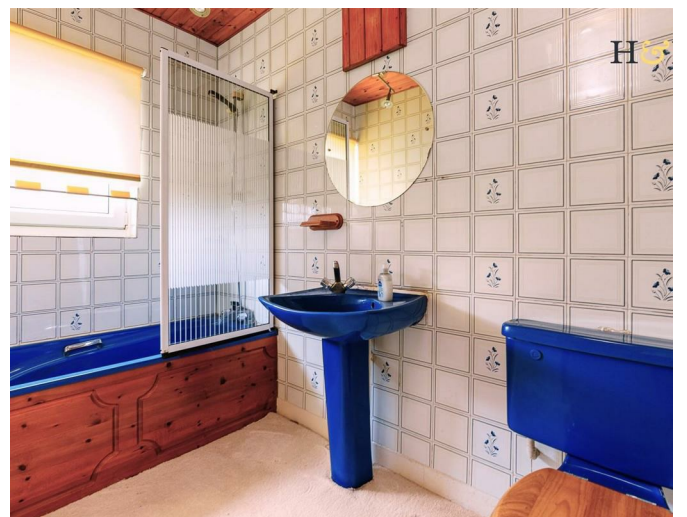


Beeding Avenue
Hove

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Beeding Avenue, Hove, BN3 8GS

Offers in excess of £425,000

A three-bedroom semi-detached house offering a wonderful opportunity for both families and investors. Positioned on a generous corner plot, the property boasts a south-west aspect, allowing for an abundance of natural light and sea views from the front of the property. The position provides easy access to routes out of the city and to Hove mainline train station. This excellent location also has local shops and nearby hiking trails to the South Downs National Park.

This property is a blank canvas, allowing you to personalise the space to your taste and style. If you are looking for a house that you can truly make your own, this is an opportunity not to be missed.

Embrace the chance to renovate and create your perfect home and with no onward chain, this property is ready for you to make it your own. Whether you are looking to enjoy the lifestyle that Hove has to offer or seeking a sound investment, this house presents an excellent opportunity.

Upon entering, you are welcomed into a spacious entrance hall with under stair storage and doors to the kitchen and through reception room. The living space and dining area is ideal for both relaxation and entertaining with sliding doors to a conservatory and access to the great sized rear garden. The kitchen has views over the rear garden, a serving hatch to the dining room and a door opening to the rear garden and storage cupboards.

Upstairs, the well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal setting for family life and the front two bedrooms have amazing far reaching sea views. There is a family bathroom and the boiler is also located on this floor for the gas central heating, ensuring warmth and comfort throughout the seasons.

The front garden has a mature hedgerow providing privacy, there are paths leading to the front door, rear garden and double gates to the off road parking space, there is also space to create further off road parking if required. A door opens to the rear garden where there are currently water features and a path leading to the top of the garden, this space enjoys full sun in summer. In addition, there are three useful external brick built storage units. The property and gardens are in need of renovation, which allows you to personalise the property to your taste, needs and style. The potential for transformation is immense, making this house an exciting project for those with a vision.

Location

Beeding Avenue is situated just off of the A2038, this location has easy access to the A23/A27, for those who commute and quick access to neighbouring towns and villages. The location is served by an excellent bus service which provides direct access to Brighton city centre, the seafront and surrounding districts. The South Downs National Park, an area of outstanding natural beauty is also in close proximity as is Hove Park (approximately 40 acres), which is less than a mile away.

The property is within the catchment area for many well regarded education facilities, primary and secondary schools. Hove mainline train station is approximately one and a half miles in distance and for convenience, local shops including the Flower Pot Bakery and Tesco Express are only half a mile away. West Hove and Brighton & Hove Golf Clubs are both approximately 1.5 miles in distance, for those that enjoy walks and hiking, there is easy access to the nearby South Downs, the Devils Dyke Trail can also be accessed via various routes which offer panoramic views, historical landmarks and diverse wildlife.

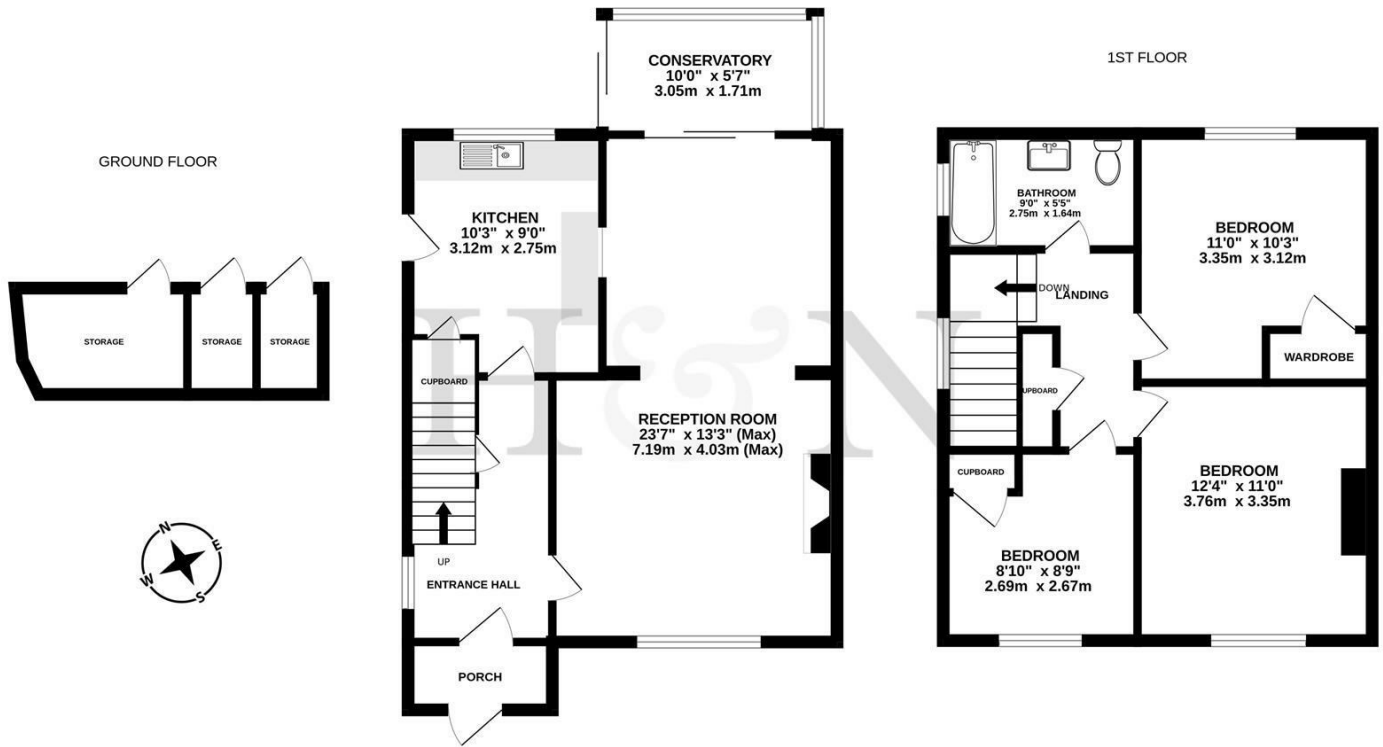
Additional Information

EPC rating: D

Internal measurement: 1,010 square feet / 93.8 square meters (including outbuildings)

Tenure: Freehold

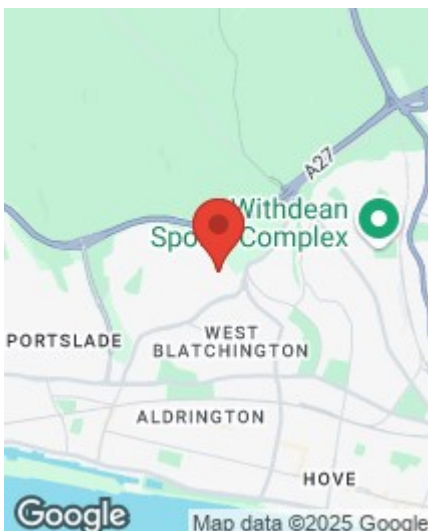
Council tax band: C



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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 an 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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