



H&N

Cranmer Avenue, Hove

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Cranmer Avenue, Hove, BN3 7JQ

Guide Price £700,000 to £725,000

A four-bedroom house offering a perfect blend of comfort and modern living. Spanning an impressive 1,413 square feet, the property has been thoughtfully designed to cater to contemporary family needs.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the spectacular open-plan kitchen diner, which provides an ideal space for both entertaining guests and enjoying family meals. The kitchen is well-equipped and flows seamlessly into the dining area, creating a warm and inviting atmosphere.

This 1930's home is beautifully finished and ready to move into, the ground floor has a generous size porch which opens to the wide entrance hall that has made to measure pull out under stair storage and double doors to a further larger cupboard. The front aspect living room has a working log burning stove, a great size room with a feature bay window and next to this room is a convenient ground floor cloakroom with W.C.

The spectacular open plan kitchen diner is the hub of the home with south facing garden views and light streaming in through the bifold doors and west facing side window. The stylish matching high gloss design incorporates integral appliances that include a Neff coffee machine, dishwasher, washing machine and Smegg microwave. There is also a Neff induction hob set into the large island unit that has built in storage to two sides. Oak engineered flooring is fitted throughout this space that has ample room for a dining table and chairs as well as additional seating area.

The property boasts four generously sized bedrooms, providing ample space for family members or guests with three of the bedrooms being able to accommodate super king sized beds. The front aspect bedroom has a bay window and an attractive open fire place surround, there is also lots of space for storage. The bathroom is conveniently located, ensuring ease of access for all with a wide walk in shower enclosure, W.C and wash hand basin.

For those with vehicles, the property offers off-road parking for up to two vehicles, a valuable asset in this sought-after area. Additionally, there is potential to extend into the loft, allowing for further expansion and personalisation of the space to suit your needs.

Situated in a convenient location near Hove Park, this home is ideal for families and professionals

alike, offering easy access to local amenities and transport links. This property presents a wonderful opportunity to create a comfortable and stylish family home in a vibrant community.

Garden

26'3 x 21'10 (8.00m x 6.65m)

One of the standout features of this home is the south-facing rear garden, which is perfect for enjoying sunny days and outdoor gatherings. There is a convenient gated side access, ideal for bringing bikes or garden equipment from the front of the property, the garden feels very private and is mainly laid to lawn.

Location

Situated between Hove Park and Knoll Park, the property is ideally positioned near local green spaces and is 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 seafront is just over one mile to the south and easily accessed, the Rockwater restaurant, other eateries and venues in addition to the King Alfred Leisure Centre can be enjoyed here. At the end of Cranmer Avenue is a regular bus service giving access to Hove and Brighton city centre. There is also 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, which are all only in a short distance away.

Additional Information

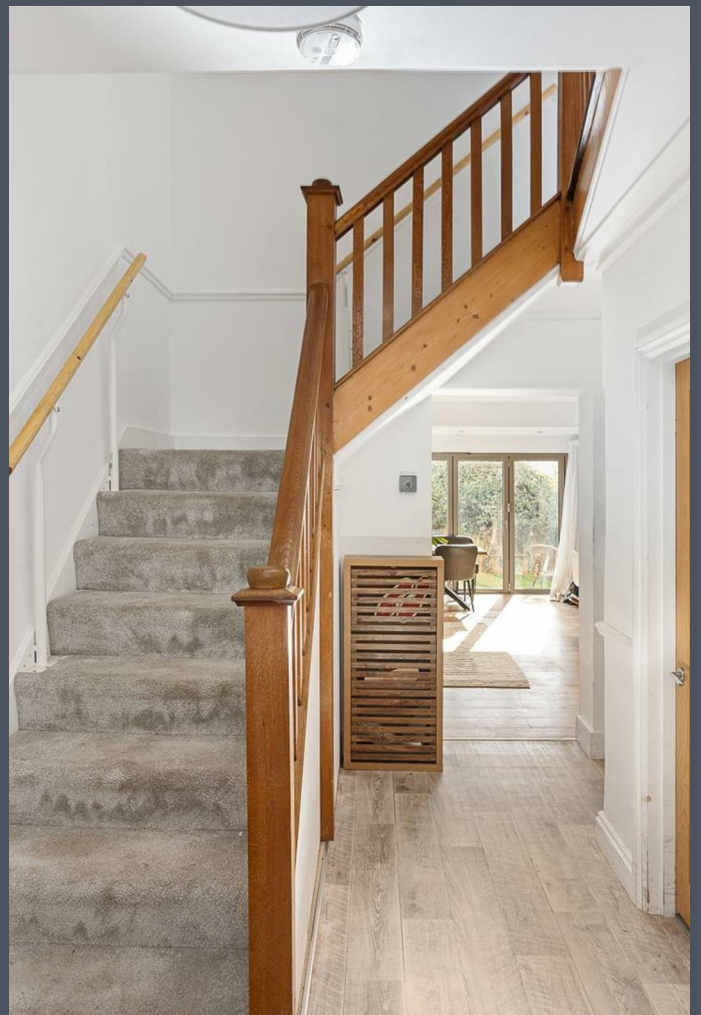
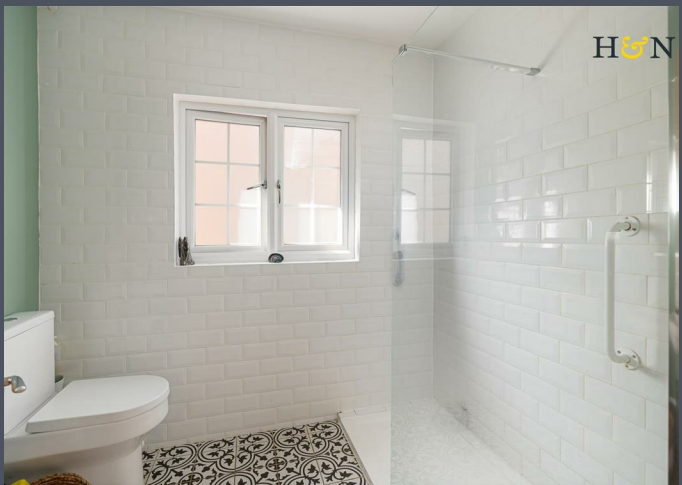
EPC rating: C

Internal measurements: 1413 Square feet / 131 Square metres

Tenure: Freehold

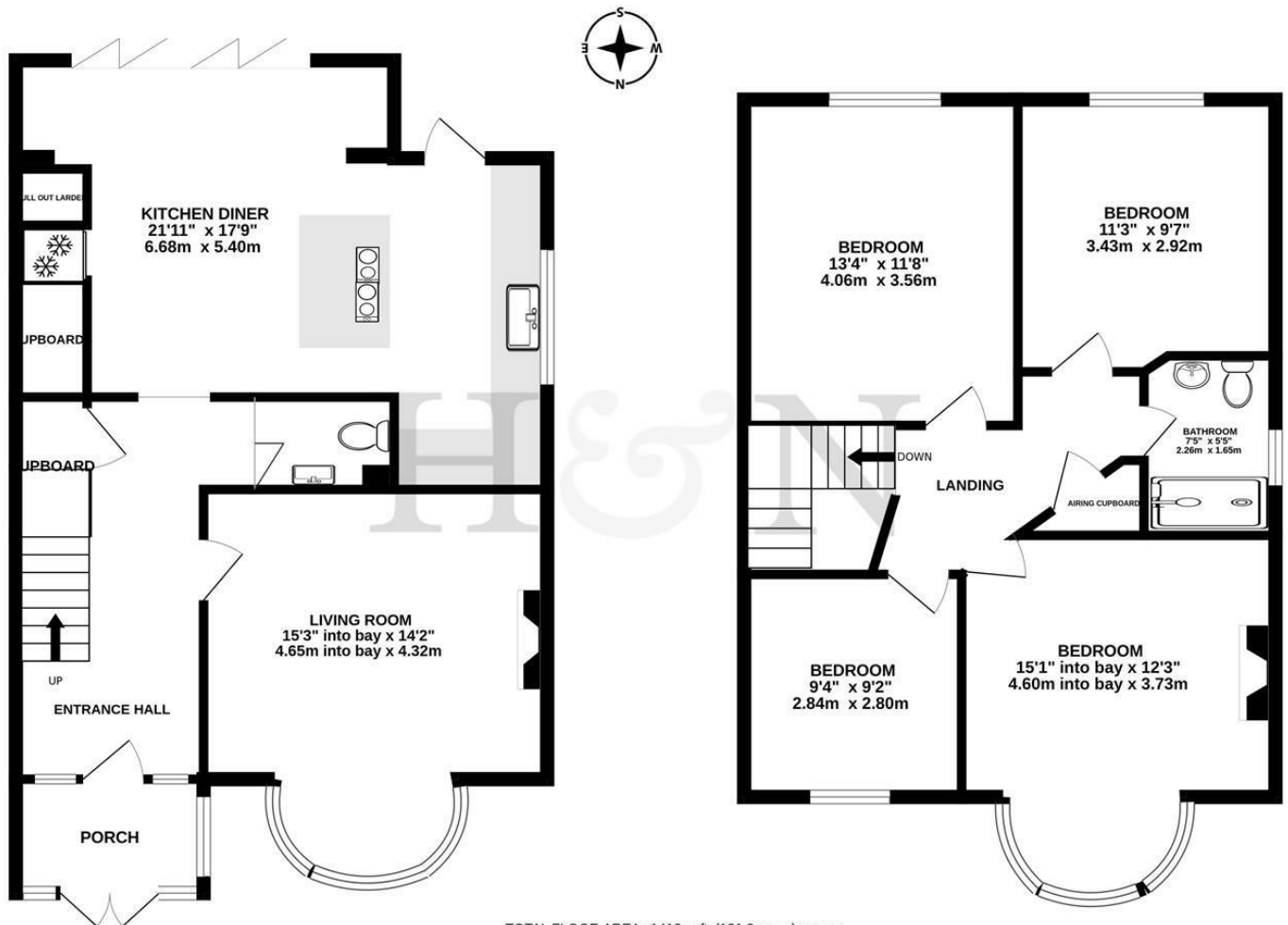
Council tax band: D





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1413sq.ft. (131.3 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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