



St. Keyna Avenue, Hove

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EST. 1990



St. Keyna Avenue, Hove, East Sussex, BN3 4PP

Guide Price £875,000 to £900,000

A delightful 1930s house offering a perfect blend of modern living and traditional comfort, the property boasts three generously sized double bedrooms and an amazing open-plan living area that seamlessly combines a bespoke fitted kitchen with a welcoming living space, complete with a cosy log burner, perfect for those chilly evenings. There is an established west facing rear garden and parking to the front of the property.

In summary, this semi-detached house on St. Keyna Avenue is a rare find, offering a harmonious blend of style, space, and potential in one of Hove's most sought-after locations.

The bay fronted house has a charming exterior and approach, a traditional front garden provides a private drive, mature shrubs and roses. Inside, the home welcomes you with a covered porch leading into a spacious hallway that has the original staircase and a ground floor W.C adds to this well finished home. All of the ground floor benefits from underfloor heating, adding a touch of elegance and warmth. Engineered oak wood flooring continues through to the fantastic open plan kitchen which has bespoke solid wood, handmade, hand painted cupboards with a matching central island unit and beautiful natural quartz work surfaces. There are integrated appliances and a free standing cooker with six gas burners in addition to the American style fridge freezer, the separate utility room houses the laundry facilities, enhancing the practicality of this home. In the bay fronted living room there is log burner with a solid marble fire surround, an impressive focal point to this space which flows beautifully into the dining area that has Ukrainian vintage factory pendant lights adding to the characterful interior design of this home. Panoramic garden views can be enjoyed from this impressive room as sliding doors open to the rear patio seating area.

Upstairs there is an abundance of natural light from a south facing window across the split level landing, varnished floorboards continue into the bedrooms. All three bedrooms are double in size and there are two well-appointed bathrooms, including a separate shower room, ensuring convenience for all residents. The front aspect, bay fronted bedroom has direct sea views and an original fire surround providing an attractive period, the two other bedrooms have tree top views over the rear garden, with one having another wonderful period fire surround and the other has useful eaves storage. Additionally, there is potential to extend into the loft, offering the opportunity to further enhance this already spacious home.

Garden and Grounds

Step outside to discover a generous west-facing rear garden, a true oasis for outdoor enthusiasts. The garden features a beautifully shaped lawn, floral borders, and mature shrubs, alongside a mature apple that promise

delightful seasonal produce. There is a decked seating area across the rear of the house, providing a space for relaxing or entertaining, made from Trex composite, it is designed to look like natural wood but with added benefits of requiring minimal maintenance.

Side access leads to the front of the property which has an integral garage, providing ample storage for bicycles and other essentials.

This property combines convenience with a tranquil residential setting, viewing is highly recommended to fully appreciate how special this home is and all the benefits it offers.

Location

St. Keyna Avenue is positioned south of New Church Road and leads to Hove seafront, Hove Lawns and the Lagoon. This area of Hove is a fantastic residential location with a strong sense of community and offers easy access to well regarded schools and nurseries, there are also comprehensive shopping facilities found in Boundary Road and Church Road, Hove. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increased biodiversity. Wish Park with it's café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

Portslade mainline train station is approximately half a mile in distance, for those needing to commute. There is quick access to the Old Shoreham road with its direct links to the A27, regular bus services situated at the end of the road, afford access to all parts of the city and neighbouring towns.

Additional Information

EPC rating: D

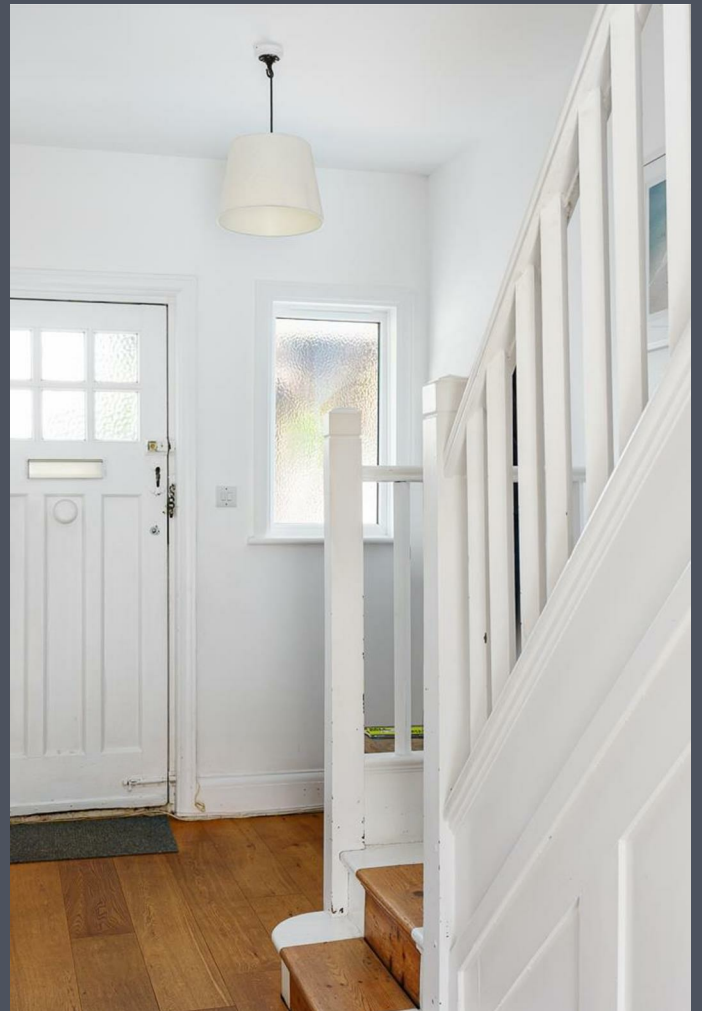
Internal measurement: 138.1 Square metres / 1,486 Square feet

Tenure: Freehold

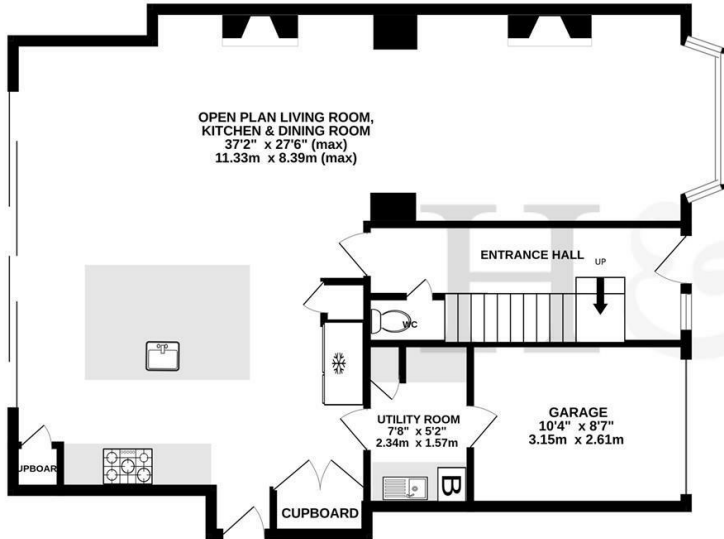
Council tax band: E

Parking zone: L

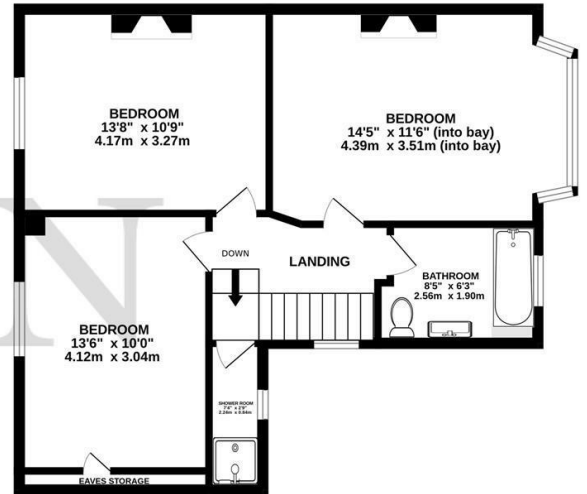




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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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