



Welbeck Avenue, Hove

£1,175,000

HEALY
& NEWSOM

EST. 1990



Welbeck Avenue, Hove, East Sussex, BN3 4JP

This substantial and rarely available, semi-detached, four bedroom house presents an exceptional opportunity for families seeking a spacious and versatile home. There are well proportioned rooms on the ground floor that include a through living room that has double doors opening to the kitchen breakfast room. The beautifully landscaped rear garden is a true highlight, complete with mature borders, seating areas and sheds, creating a tranquil outdoor retreat. Additionally, the garage includes a utility area and the private drive accommodates parking, a rare find in this sought-after area.

With the potential to extend into the loft, this home offers exciting possibilities for those looking to personalise their living space. Located just a short stroll from Hove seafront, this property combines the charm of a family home with the allure of coastal living.

Upon entering, you are greeted by a large entrance hall that features a ground floor cloak room and built in cupboards on one side providing excellent storage for coats and shoes. The through reception room offers ample space for relaxation and entertaining, while the kitchen breakfast room is perfect for family gatherings and dining, this property is very much designed with comfortable living in mind.

On the first floor there is a gallery landing with light flooding through from a south facing window, there are four well-proportioned bedrooms, including one with an ensuite and dressing room, a spacious bathroom has a modern suite and built in storage, ensuring convenience for all residents.

This home has a driveway for off road parking and a garage providing secure parking. The garage includes a utility area with space and provision for a washing machine and freezers, this can also be accessed from the rear of the property.

In the beautiful rear garden accessed via the breakfast room, there is a patio with a continuation of path ways either side of the lawn, it is surrounded by well designed borders with mature shrubs. The garden has a wonderful selection of plants with perennials and annuals all with various flowering seasons. The garden enjoys a easterly aspect, open to the south and enjoys sunlight all year, there is a seating area to one side in addition to a covered seating area at the end of the garden, this space also has two sheds ideal for use by any keen gardener, as a work shop or just a peaceful space to sit and take a moment to enjoy the view.

Location

Welbeck Avenue is a tree lined street leading south from New Church Road to Hove seafront, there is a great sense of community in this area. Hove promenade is less than a minute away, which includes the new Hove Beach Park that has sports and leisure facilities, many activities, relaxation spaces and increased biodiversity with landscaped gardens.

Wish Park with it's open green space and Hove lagoon are close by and along leafy New Church Road there is easy access to Hove's central shopping district. Just north of Braemore Road is Richardson Road, a local parade of shops and businesses including an independent butchers, organic grocers, Drurys coffee house, hairdressers, newsagents, and beauticians, to name a few.

The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and southern coastal towns and villages. The property is approximately 1.3 miles in distance from Hove station and less than a mile to Aldrington station.

Additional Information

Tenure: Freehold

EPC rating: D

Internal measurement: 178.1 Square metres / 1,917 Square feet

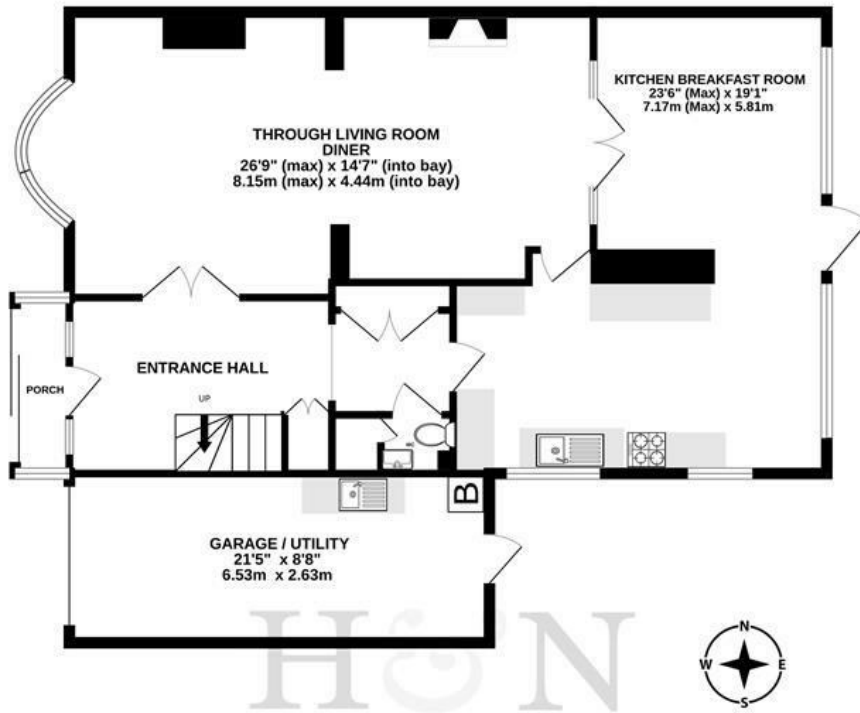
Council tax band: F

Parking zone: W

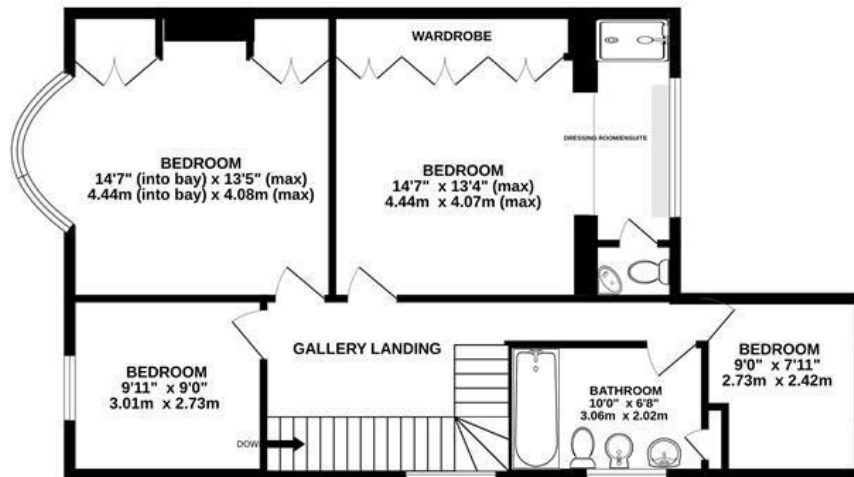




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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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