





# 32 Queen Victoria Avenue

Hove, BN3 6WN

**Guide price £750,000**

GUIDE PRICE - £750,000 - £800,000

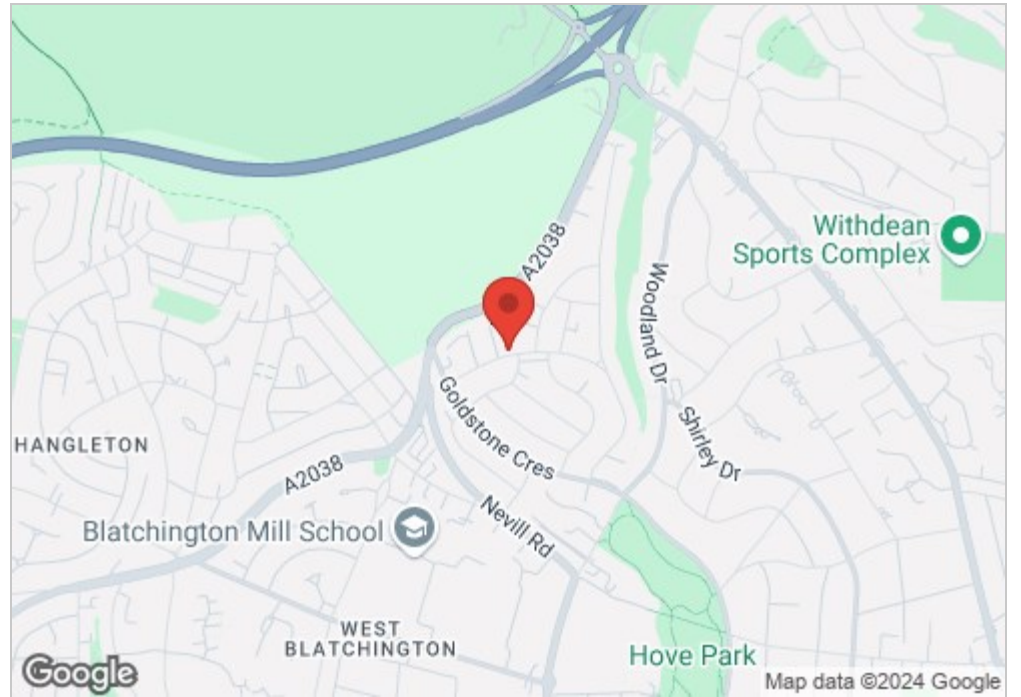
This quiet residential area, close to Goldstone Valley has excellent facilities with local shops, parks and quaint cafés, as well of some of the area's most desirable schools. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is a short journey into Brighton & Hove city centre.

This house is just under 1700sqft and has been modernised to create an amazing space. On the ground floor there is the main living room open plan to the dinning room and sun room, At the rear is the kitchen utility room and has a side door to the driveway and access to the garage, you can access the garden via the sun room at the rear.

Upstairs there are 4 bedrooms and a family bathroom and on the top floor the master bedroom with an en-suite and plenty of storage.

The garden is incredibly secluded with a patio off the kitchen with steps leading up to Astroturf and a large decked area with the summer house.

At the front is off road parking for 2 cars.



- Semi-Detached
- 2 Bathrooms
- Parking
- Kitchen
- Utility Room
- 5 Bedrooms
- Garage
- Lovely Garden
- Open Plan Living Room - Dinning Room
- Fantastic Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	

## QUEEN VICTORIA AVENUE

Approximate Gross Internal Area = 157.81 sq m / 1698.65 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

