



42 Elizabeth Avenue  
Hove, BN3 6WG

Guide price £850,000

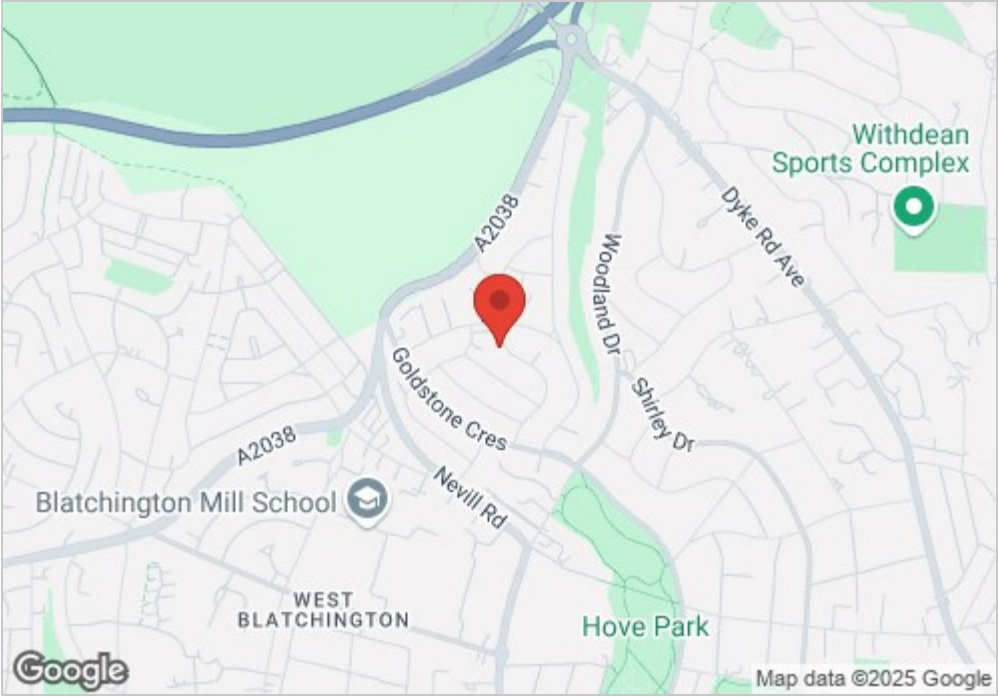
A stunning 4-bedroom semi-detached family home with a beautiful South West facing secluded rear garden with off road parking and a garage.

Arranged over three floors, the property briefly consists of an extensive living area, an open plan lounge, statement kitchen and diner, four double bedrooms, a bathroom, shower room and a further ground floor cloakroom. To the rear of the property is a generous fully landscaped south/west facing garden and terrace. The property has the benefit of a separate garage and a spacious driveway.

On entering the property, the porch offers a handy spot for removing outdoor things and leads onto a spacious hallway which gives access to all rooms including a conveniently positioned ground floor cloakroom. A substantial statement kitchen is situated to the rear of the property featuring fully integrated Miele appliances, a Quooker boiling water tap, sleek j-pull cabinets topped with Corian worktops as well a central island unit. The room is a fantastic size offering ample space for dining and an additional family sitting area. Bi-folding doors open out into a sizeable rear garden, well-placed for outdoor dining during the summer. From here there is handy side access to the garage which comfortably provides enough space for additional storage and a car, with further room available on the driveway.

The staircase runs up from the entrance hall and gives access to all first-floor rooms from the landing. There are two generous double bedrooms with fitted wardrobes and a further respectable bedroom on the first floor. As well as a contemporary style family bathroom with a shower over bath. A beautiful main bedroom suite with fitted wardrobes is located on the second floor; the room is a fantastic size and boasts full width bi-folding doors opening out to a Juliet balcony. A sleek shower room with a large Velux window, underfloor heating and chic recessed shelving is located adjacent. Its elevated aspect means the property enjoys oblique views of the sea from the main bedroom suite. The rear garden has been thoughtfully landscaped to accommodate a variety of uses; opening out onto a decked terrace which overlooks a large stretch of lawn.

This property is ideally located for families, shoppers, and commuters alike, in a popular sought-after area of Hove. Both Hove Park and a Waitrose store are close by and there are more local shops at Woodland Parade and on Queen Victoria Avenue.

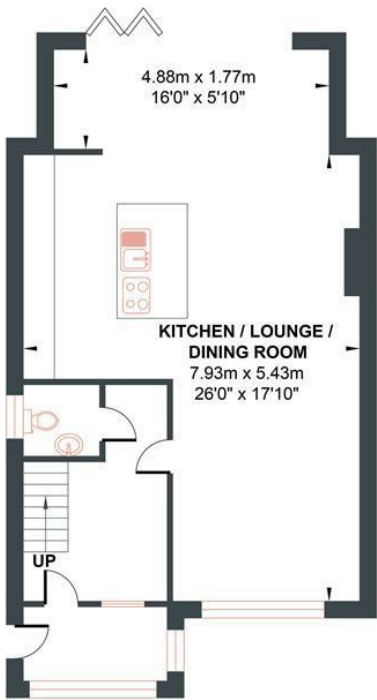


- GUIDE PRICE £850,000 - £875,000
- 2 Bathrooms
- Stunning South Facing Garden
- Off Street Parking
- Beautiful Kitchen
- 4 Bedrooms
- Open Plan Living
- Garage
- Private and Secluded garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

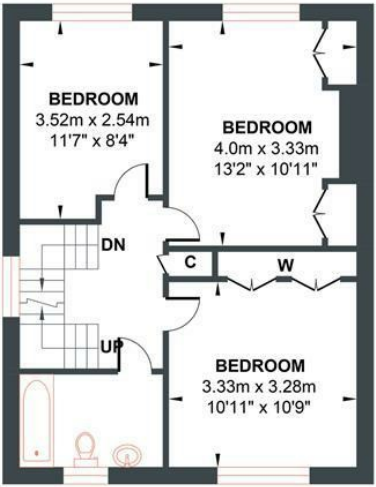
ELIZABETH AVENUE

Approximate Gross Internal Area = 160.05 sq m / 1722.76 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



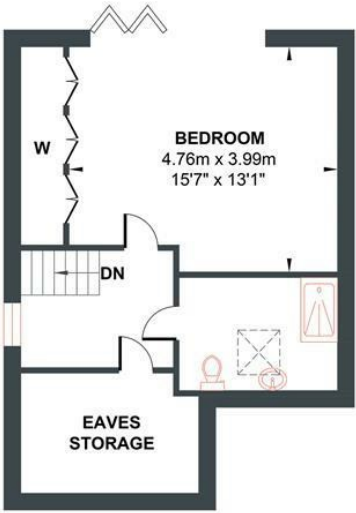
GROUND FLOOR

Approximate Floor Area  
649.70 sq ft  
(60.36 sq m)



FIRST FLOOR

Approximate Floor Area  
509.56 sq ft  
(47.34 sq m)



SECOND FLOOR

Approximate Floor Area  
430.55 sq ft  
(40.0 sq m)



GARAGE

Approximate Floor Area  
132.93 sq ft  
(12.35 sq m)

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All measurements are approximate

