

33 Spencer Avenue

Hove, BN3 8BZ

Offers in excess of £575,000

A contemporary 4-bedroom semi-detached home in the heart of Hangleton, Brighton & Hove, which has been refurbished to a good standard by the current owners. Boasting a sunlit, spacious layout, this family abode features a beautifully landscaped, tiered garden, off-street parking with an EV charging point, great living spaces, and two generously sized bathrooms.

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The property's chic facade welcomes you into a roomy entrance hall, setting the tone for the property within. The ground floor hosts a large living/dining area, a sizeable family kitchen, two bedrooms, and a modern bathroom equipped with a walk-in rainfall shower, a trendy glass washbasin, and a toilet.

Ascend to the first floor to discover two additional bedrooms, an extra study room-presently utilised as a dressing room-and a family bathroom complete with a rainfall shower over the bath. The master bedroom is a true highlight, featuring a Juliet balcony that offers stunning views over the tiered garden and down to the charming summer house.

The outdoor space is equally impressive, with a large, tiered garden that includes several patio areas for enjoying the sunsets, extensive decking, multiple lawns, and a distinctive summer house with electricity and Wi-Fi-ideal for a home office or as a novel retreat for teenagers and adults alike.

Nestled in a highly desirable location, this home benefits from excellent transport connections with bus routes 5, 5A and 5B right on your doorstep at either end of the road, providing easy access to central Hove, the beach, and Brighton City Centre, as well as swift links to the A27 and A23 for commuting. Portslade Train Station is also nearby, offering routes to London and Brighton. Plus, you're just a 10-minute stroll from the South Downs and its picturesque countryside walks.

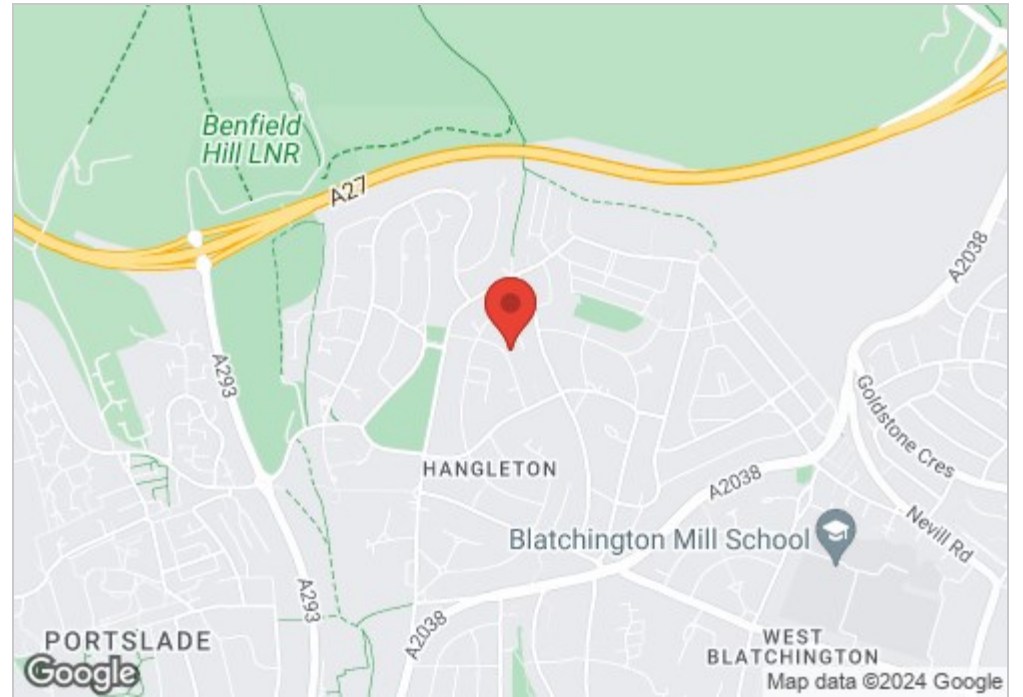
The location is great for local schools and is in the catchment area for Hangleton & Goldstone primary schools and all of Hove's excellent high schools including, Blatchington Mill, Hove Park and Kings Schools.

Local amenities, including Hangleton Manor, Sainsbury's West Hove, and various local shops, are all within walking distance or a brief drive away.

This property is a perfect blend for family living and convenience, making it an ideal choice for those seeking a family home in a great residential area of Brighton & Hove.

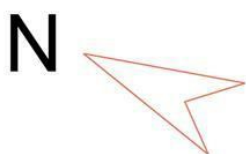
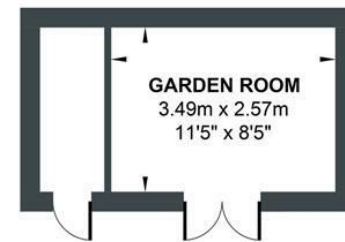
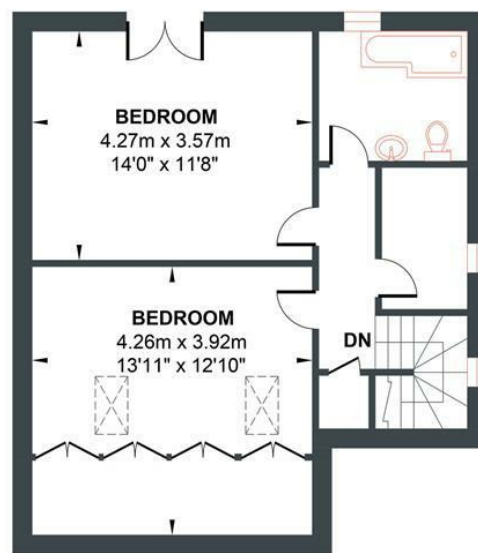
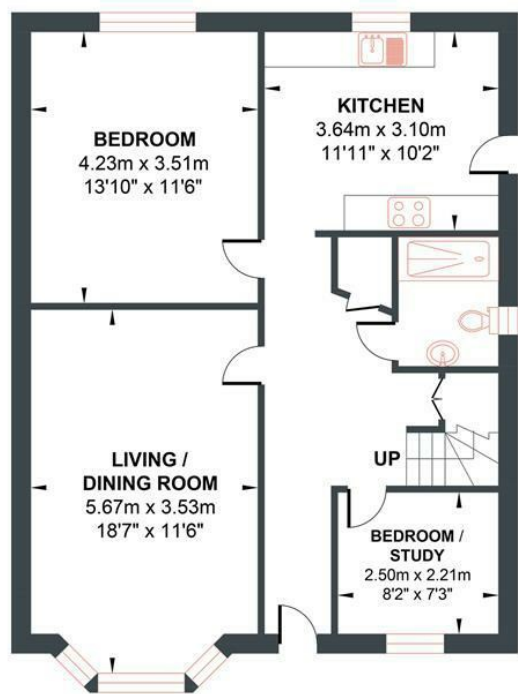
- Semi-Detached
- Dressing Room
- Beautiful Garden
- Electrical Charging Point
- 4 Bedrooms
- Garden Room
- Driveway
- Fantastic Location

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



SPENCER AVENUE

Approximate Gross Internal Area = 130.42 sq m / 1403.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
747.66 sq ft
(69.46 sq m)

FIRST FLOOR

Approximate Floor Area
529.04 sq ft
(49.15 sq m)

OUTBUILDING

Approximate Floor Area
127.12 sq ft
(11.81 sq m)

