



6 Queen Victoria Avenue

Hove, BN3 6WN

Guide price £850,000

Ground Floor:

As you enter, you are greeted by a spacious reception hall with a separate WC. The living room, which overlooks the front garden, boasts a large window and a cozy log burner. The standout feature of this home is the open-plan kitchen/dining/family room. Recently renovated, it includes a newly fitted kitchen, a central island breakfast bar, and integrated appliances. This area also features a comfortable seating area with a wall-mounted TV and a formal dining space, making it perfect for entertaining. Large, full-width bi-fold doors open onto the west-facing garden. Additionally, there is a separate utility room with access to the garden.

First Floor:

Upstairs, you will find three double bedrooms and a family bathroom.

Second Floor:

The second floor houses the principal bedroom, which includes ample eaves storage space and a luxury en-suite bathroom.

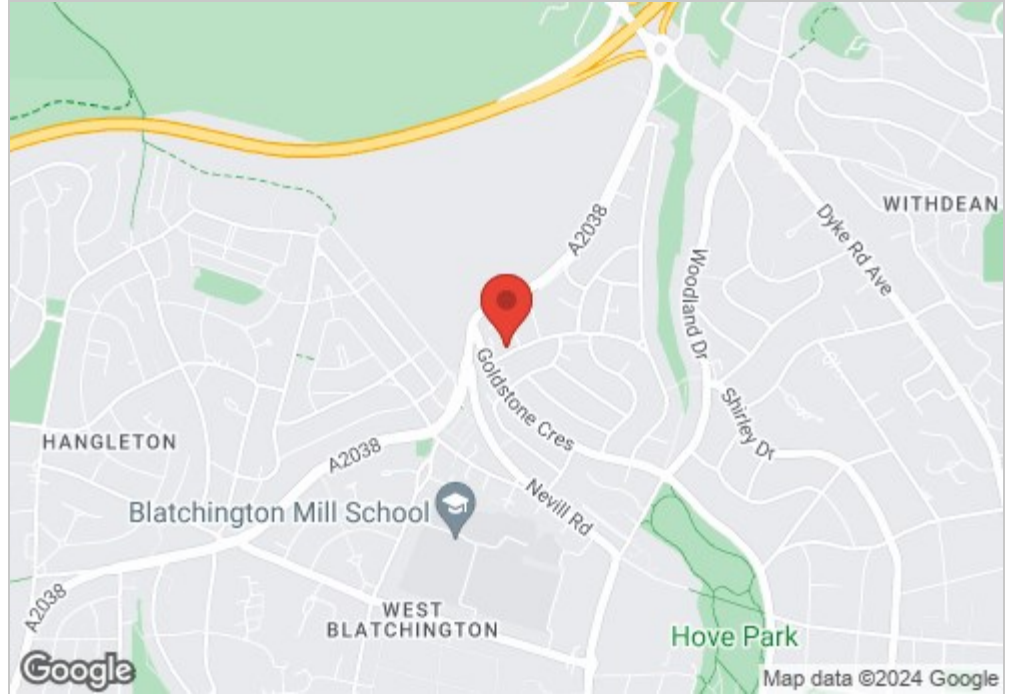
Outdoor Space:

The rear garden is west-facing, featuring a raised paved area that captures the sun and leads down to a lovely lawned space, perfect for children to play. The garden is bordered by mature shrubs and has gated side access. The front of the house offers a private driveway for off-street parking and a lawned area with mature borders.

Located on Queen Victoria Avenue, this home is close to Hove Park, local shops, cafes, and excellent schools. With convenient bus routes, easy access to the A23 and A27, and Brighton & Hove city centre just a short journey away, this property provides a lifestyle of unparalleled comfort and convenience.

- 4 Double Bedrooms
- Extended Kitchen/Dining/Family Room
- West Facing Garden
- Separate Front Sitting Room
- Short Walk To Hove Park
- Two Bathrooms
- Separate Utility Room
- Private Driveway
- Lovely Far Reaching Views
- Close To Shops

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		
	61	81
England & Wales		
EU Directive 2002/91/EC		



QUEEN VICTORIA AVENUE

Approximate Gross Internal Area = 147.30 sq m / 1585.52 sq ft

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

