





3 Shirley Avenue  
Hove, BN3 6UN

Guide price £1,000,000

Guide Price £1,000,000 to £1,100,000....A well presented and deceptively spacious detached chalet home offering versatile accommodation spread over two floors which provides the opportunity for use in a variety of ways. The accommodation includes up to five bedrooms, with three of these on the ground floor which gives you the flexibility to use these for other purposes. The two bedrooms on the first floor have the added benefit of each having an en-suite shower room. There is a large through reception room together with a superbly fitted kitchen, and additional rear sun lounge.

To the front of the property there is an extensive brick paved courtyard which provides off road parking for several vehicles. There is access to a side garage which has an additional rear up and over door which provides a drive through to the rear car space as well. There is a delighted enclosed garden which measures approximately 50' x 30'. The property also has gas fired central heating and upvc double glazed windows.

Shirley Avenue is located between Bennett Drive and Shirley Drive in the heart of the Hove Park district. Hove Park itself with its open spaces and recreational facilities is within comfortable walking distance and there is a local parade of shops at the end of Shirley Drive in Woodland Drive for day to day shopping needs, Waitrose supermarket close by and the more extensive shopping facilities in the City centre of Hove which is a 5-10 min drive.



- Detached
  - Through Lounge/ Dining Room
  - Three Bathrooms
  - Garage
  - Quiet Road
- Flexible Five Bedrooms
  - Kitchen/ Breakfast Room
  - Private Driveway
  - Level Southerly Facing Garden
  - Open To Offers

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

