



Amesbury Crescent

Hove, BN3 5RD

Guide price £1,350,000

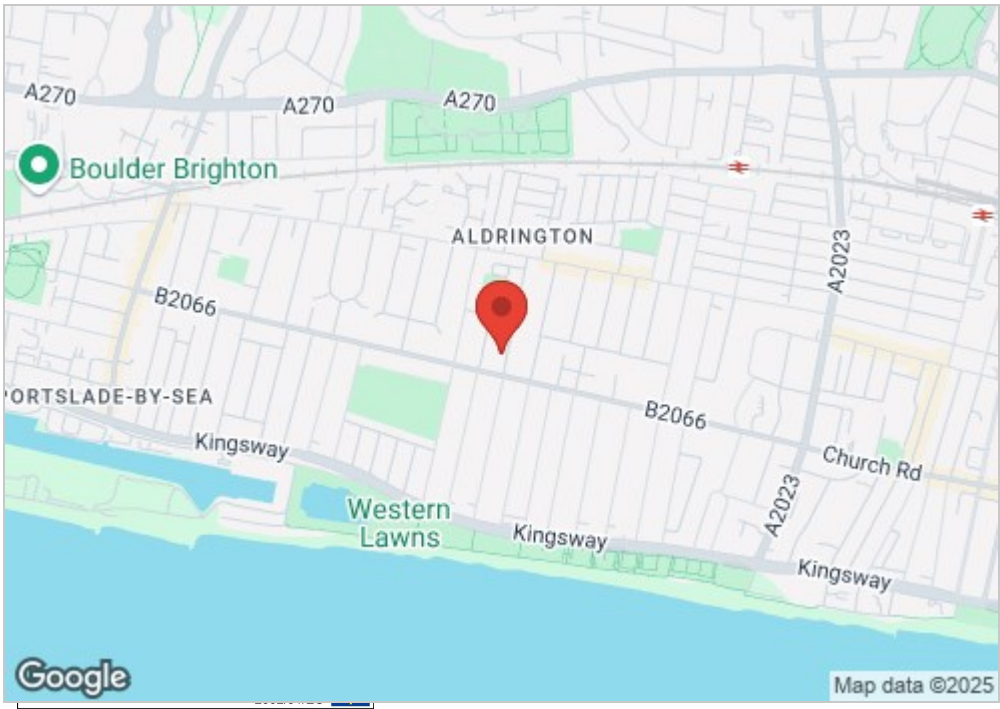
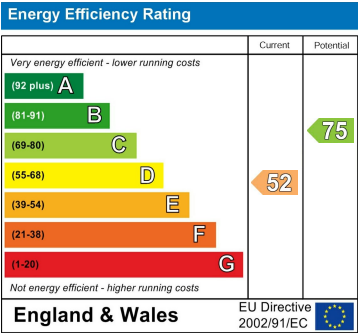
A substantial and most attractive four-bedroom bay-fronted semi-detached family home, together with a lovely good sized west facing rear garden and valuable off road parking, offering considerable potential for expansion (STNPC) located in this highly-regarded setting just off New Church Road.

Amesbury Crescent is ideally located just off New Church Road within a short level stroll off Hove seafront and close to the bustling Richardson Road with its local shopping facilities and cafés and which enjoys a distinct “Village” feel. Bus services connecting with the City centre and mainline station pass regularly along New Church Road and the delightful Wish Park with its open spaces is near at hand.

This imposing house is offered for sale in excellent decorative condition throughout and provides lovely light and generously proportioned living space arranged over two floors with the advantage of a brand new roof in recent months. Three separate reception rooms on the ground floor and four bedrooms on the first, make this a comfortable family home. Homes in this location offer enormous scope for enlargement in the huge roof space and at the rear on the ground floor, subject to the relevant consents and this property is no exception with a genuine opportunity to create the “forever” family home. Indeed, the current owners have architect plans in place to create a kitchen extension and utility room and these drawings are available for inspection.

Worthy of particular mention is the lovely good-sized lawned rear garden which takes full advantage of the sunny westerly aspect. There is no chain involved with the sale and an early viewing is very highly recommended by the owners' Sole Agent.

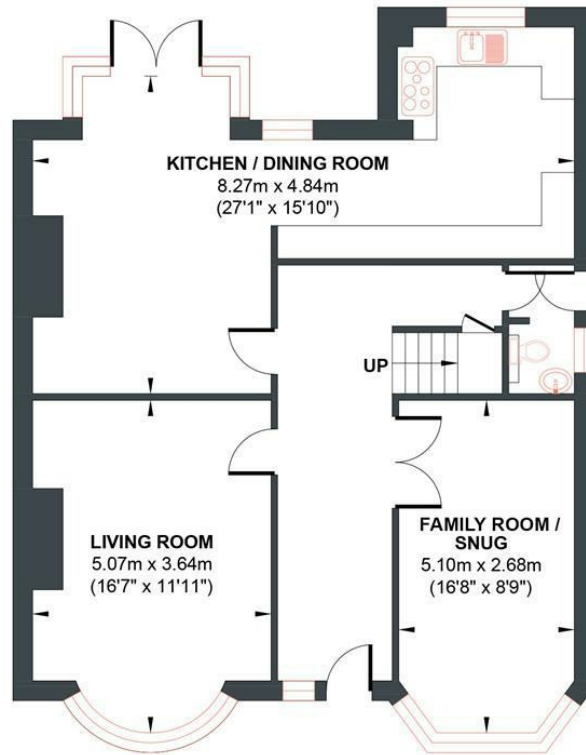
- Substantial semi-detached family home
- Favoured setting close to Hove seafront and all amenities
- Superbly presented and appointed
- Light, spacious and comfortable living space
- Potential for enlargement (STNPC)
- Four bedrooms and three reception rooms
- Lovely good sized west-facing garden
- No chain involved
- Must be viewed



AMESBURY CRESCENT

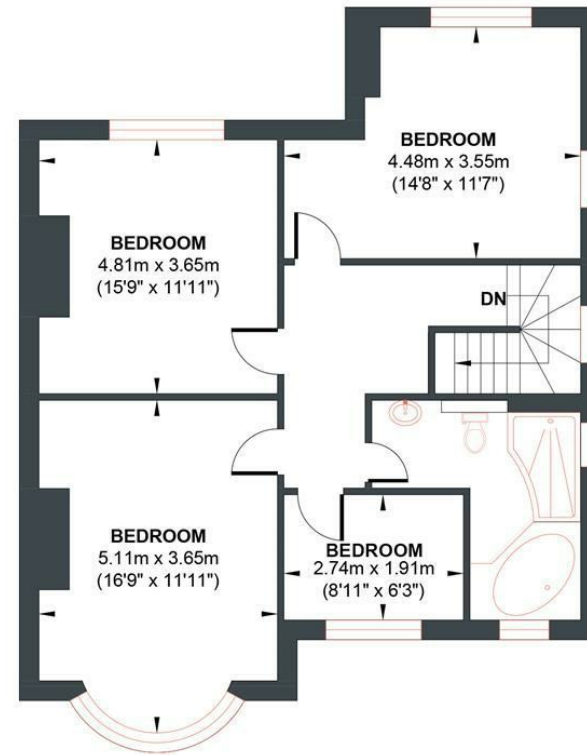
Approx. Gross Internal Floor Area = 148.92 sq m / 1602.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

**FOSTER
& CO.**



GROUND FLOOR

Approximate Floor Area
839.80 sq ft
(78.02 sq m)



FIRST FLOOR

Approximate Floor Area
763.16 sq ft
(70.90 sq m)

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

**FOSTER
& CO.**

