

# Shirley Avenue

## Hove

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## About the property

Leafy Hove Park

Bursting with potential for both extension and further development, this detached three bedroom bungalow with south facing garden in need of modernisation is an exciting opportunity not to be missed.

Shirley Avenue rests on the hill in one of the city's most prestigious areas, just seconds from Hove Park and a few minutes from Dyke Road Avenue, where access to the A27 and A23 offer easy access to London, the South Coast and the South Downs National Park.

The versatile 1950's built detached bungalow enjoys a pleasant plot and accommodation which comprises an entrance porch, entrance hall, a good sized sitting room, separate dining room, fitted kitchen, three good sized bedrooms, bathroom and separate WC all of which complete the impressive accommodation. Externally the property provides both front and rear gardens and also benefits from a driveway to side providing off street parking for numerous vehicles, which in turn leads to a detached garage.

Overall, this property offers a spacious and versatile living space, perfect for those seeking a home that can adapt to their changing needs over time.

Located in the Hove Park district, Shirley Avenue is situated between Bennett Drive and Shirley Drive, within walking distance of Hove Park with its open spaces and recreational facilities. The local parade of shops at the end of Shirley Drive in Woodland Drive caters to day-to-day shopping needs, while Waitrose supermarket is close by. Within close proximity to some great schools including Brighton College and Lancing Prep.

# Shirley Avenue Hove

Asking price £900,000



3

BEDROOM

2

RECEPTION

1

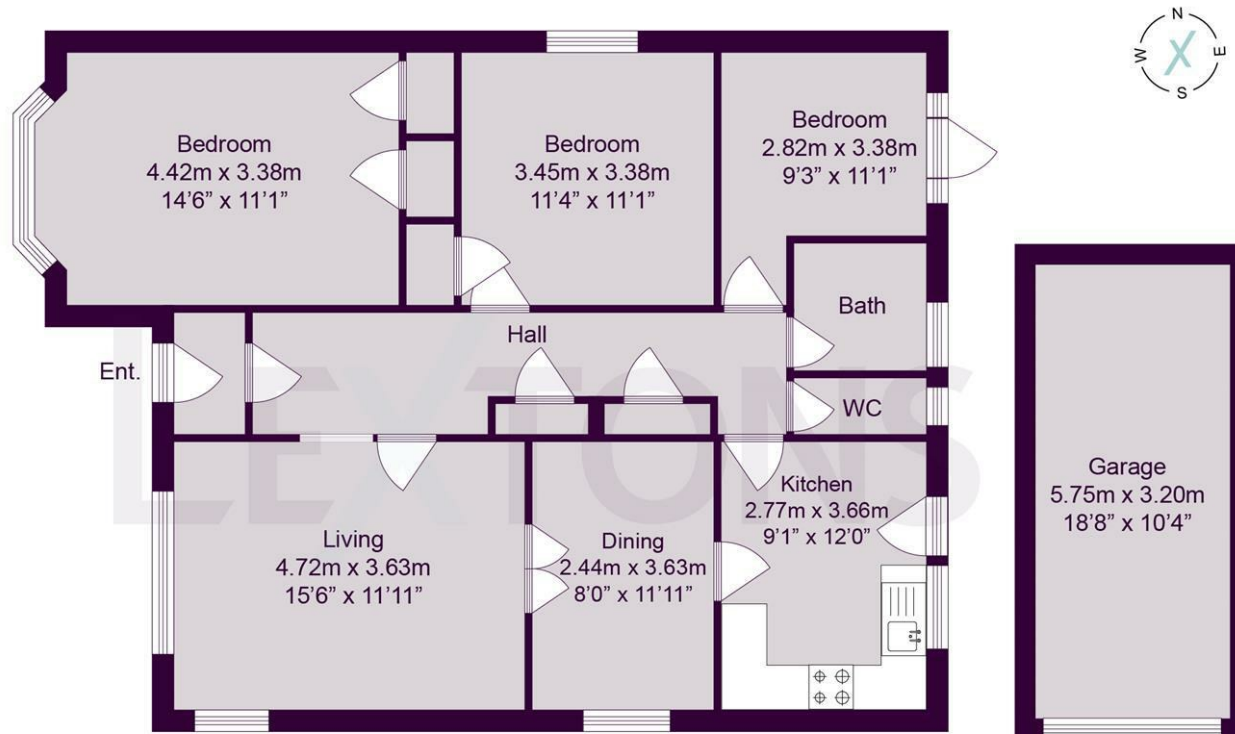
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 114.5 sq m/ 1232.46 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		47	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	