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33 Holmes Avenue Hove BN3 7LB

Weatherills are delighted to present this beautifully recrafted and redesigned semi-detached family home. Enjoying a semi-rural feel, this property offers the ever desirable open plan kitchen and dining area, a versatile garage/workshop and a rear outlook onto the well known Weald Allotments, all perfectly positioned in Hove's sought after Nevill area.



Offers Over £800,000 Freehold

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Viewing

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Agents Notes

The accommodation briefly comprises four double bedrooms, two bathrooms, a utility/cloakroom WC, a welcoming reception hallway, and a fantastic open plan family kitchen and dining area featuring parquet flooring and direct access to the garden. To the front, an entirely separate west-facing lounge provides a bright and relaxing space for everyday living.

Externally, the property offers off street parking to the front and a shared driveway leading to a large garage/workshop. The rear garden is level, south and east facing and includes a beautiful sun terrace, a spacious lawn and a dedicated play area that enjoys a tranquil backdrop onto the allotments.

The home is presented in stunning condition throughout, having been thoughtfully redesigned and reimagined by the current owners. Additional highlights include sea views from the top floor and an enviable location close to excellent local schools, transport links, and a selection of local shops and cafés, including The Flour Pot Bakery and Waitrose. Open green spaces such as Nevill Playing Fields and Hove Park are also within easy reach.

- AN IMPRESSIVE VERSATILE RECRAFTED AND REIMAGINED FAMILY HOME
- 4 DOUBLE BEDROOMS & 2 BATHROOMS
- A UTILITY ROOM/CLOAKROOM AND WC
- FAMILY SIZED OPEN PLAN KITCHEN DINING SPACE WITH PARQUET FLOORING
- ENTIRELY SEPARATE WEST FACING LOUNGE

EPC

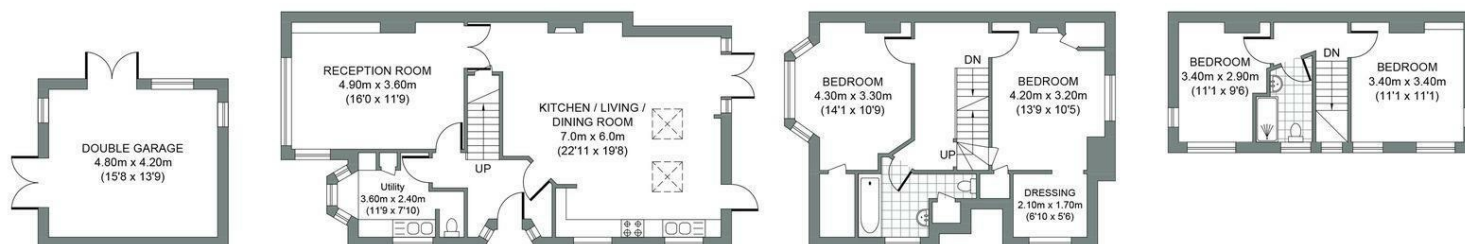
Energy Efficiency Rating

	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	



Floor plans

GARAGE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
Approximate Gross Internal Area 20.16 sq m / 217.00 sq ft	Approximate Gross Internal Area 68.40 sq m / 736.25 sq ft	Approximate Gross Internal Area 47.53 sq m / 511.60 sq ft	Approximate Gross Internal Area 27.54 sq m / 296.43 sq ft



HOLMES AVENUE

Total Area (Excluding Outbuilding) : 143.47m² = 1544.28ft²

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