



43 Holmes Avenue, Hove BN3 7LB

Offers In Excess Of £725,000

- THREE BEDROOMS
- TWO EN-SUITES
- FAMILY SHOWER ROOM
- KITCHEN WITH VAULTED CEILING
- LIVING ROOM
- DINING ROOM
- OFF STREET PARKING
- REAR GARDEN BACKING ONTO ALLOTMENTS

Whitlock and Heaps are delighted to bring to market this excellent three-bedroom family home being presented in superb order throughout with a good size rear garden backing onto allotments. The two first floor bedrooms benefit from their own en-suites with the ground floor bedroom having a separate shower room. A particular feature of the house is the kitchen/breakfast room with a vaulted ceiling and french doors onto the garden, the room also leads onto the separate dining room and living room. To the front there is off street parking. The house is situated in this convenient location within the catchment of good local schools and amenities.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN Vaulted ceiling with four velux windows. Incorporating sink unit with mixer tap, adjacent wooden worksurface with range of cupboards and drawers under, inset 'Bosch' induction hob with concealed extractor over, eye-level 'Bosch' oven and microwave, space for fridge/freezer, integrated dishwasher, cupboard housing gas-fired boiler, radiator, UPVC double glazed window and 'French' doors to garden.

LIVING ROOM UPVC double glazed window, radiator, opening to:-

DINING ROOM 'French' doors to garden, radiator, understairs storage.

BEDROOM 3 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk-in shower with tiled surround, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed frosted window, space for washing machine and tumble dryer.

FIRST FLOOR

LANDING Hatch to large loft space via a drop down ladder. The loft has professionally fitted flooring.

BEDROOM 1 Fitted walk-in wardrobe, UPVC double glazed window, radiator.

EN-SUITE BATHROOM Comprising panelled bath with mixer tap and shower attachment, walk-in shower with tiled surround, wash-hand basin with drawers under, low level w.c., tiled floor and part tiled walls, heated ladder style towel rail, underfloor heating, UPVC double glazed window.

BEDROOM 2 Fitted cupboard, UPVC double glazed window, radiator.

EN-SUITE SHOWER ROOM Comprising walk-in shower with tiled

surround, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor.

OUTSIDE

Off Street Parking to the Front.

REAR GARDEN Backing onto the allotments and being mainly laid to lawn with a paved patio.

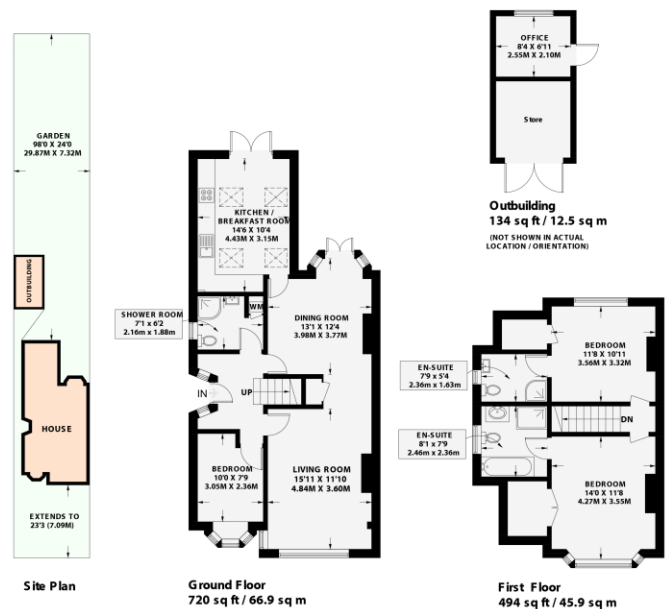
GARAGE/HOME OFFICE Front section with door to garage, storage space. Rear section is accessed from the garden with UPVC double glazed window. Both sections have power and lighting and the home office has electric heating.

HOLMES AVENUE

HOVE

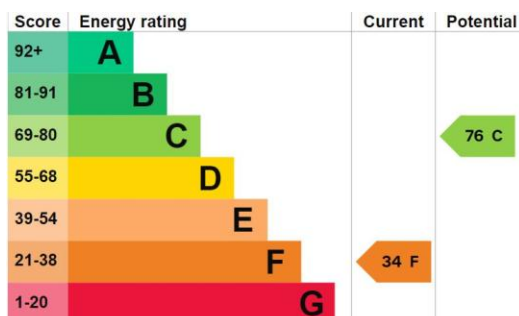
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING OUTBUILDING)
1214 sq ft / 112.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING OUTBUILDING)
1348 sq ft / 125.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Floor, garden, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate representation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- M Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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