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26 Welbeck Avenue

Hove BN3 4JL

Asking Price Of £1,100,000

- MARKETED FOR THE FIRST TIME IN OVER 45 YEARS
- FOUR BEDROOMS
- FAMILY SHOWER ROOM
- 35'9 LIVING ROOM

- KITCHEN
- DINING ROOM
- CONSERVATORY
- WEST FACING REAR GARDEN

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Whitlock and Heaps are delighted to bring to market for the first time in over 45 years this delightful family home situated on this wider than average plot featuring a wonderful west facing secluded rear garden and two garages with a double width private drive. The builder who constructed the Welbeck Avenue house built this property for himself so it also benefits from a stunning 35'9 through living room. To the ground floor there is also a separate, extended dining room that opens onto the kitchen and walk in pantry. The first floor accommodation benefits from four bedrooms and a modern shower room. The property is presented in excellent order throughout but also offers tremendous potential to prospective buyers. Situated in this most desirable location between Hove seafront and New Church Road being within walking distance of Hove seafront and Wish Park. Shopping facilities, restaurants and cafes are all within easy reach.

OUTSIDE

ENCLOSED FRONT GARDEN

PRIVATE DRIVE With parking for two vehicles.

WEST FACING REAR GARDEN Secluded with established trees and laid to lawn, deep herbaceous borders.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Wood floor, coats/store cupboard, radiator, understairs storage.

CLOAKROOM Comprising wash-hand basin with cupboard under, low level w.c., part tiled walls.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with range of cupboards and drawers under, matching eye-level wall cupboards, ceramic hob, eye-level double oven, 'Worcester' gas-fired boiler, radiator, UPVC double glazed window, tiled splashback.

UTILITY ROOM Space for fridge/freezers, plumbing for washing machine and tumble dryer, two UPVC double glazed windows, fitted units, door to garden.

LIVING ROOM A feature room with double glazed bay window to the front, fireplace using local stone to form the hearth, surround and mantle, two radiators, sliding door to:-

CONSERVATORY Tiled floor, door to garden.

FIRST FLOOR

LANDING Airing cupboard housing hot water cylinder, hatch to loft space, UPVC double glazed window, radiator.

BEDROOM 1 Range of fitted wardrobes, double glazed bay window, radiator, door to bedroom 4.

BEDROOM 2 Range of fitted wardrobes, separate fitted cupboard, sink with cupboard under, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, sink, radiator.

BEDROOM 4 UPVC double glazed window, radiator, sink with unit under.

SHOWER ROOM Comprising walk-in shower with 'Mira' shower, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, two UPVC double glazed windows.

WELBECK AVENUE

HOVE

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGES)

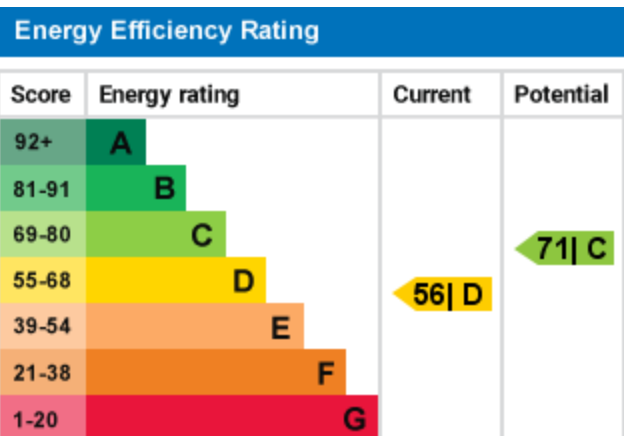
2122 sq ft / 197.2 sq m

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGES)

1845 sq ft / 171.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, 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 (IPRS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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