



23 Derek Avenue

Hove BN3 4PE

Offers In Excess Of £650,000

- IN NEED OF MODERNISATION
- THREE BEDROOMS
- BATHROOM
- KITCHEN

- LIVING ROOM
- DINING ROOM
- REAR GARDEN
- OFF STREET PARKING

Whitlock and Heaps are pleased to bring to market this semi detached property that is in need of complete modernisation and offers potential buyers a superb opportunity to extend and develop to their requirements (stnc). The house is currently arranged with three bedrooms and two separate reception rooms benefiting from a private rear garden and off street parking. Being situated in this desirable location within a few minutes walk of Hove Lagoon and seafront. Portslade and Hove mainline stations are both within easy reach along with local shopping facilities, cafes and restaurants.

ENCLOSED ENTRANCE PORCH
ENTRANCE HALL Stairs to first floor, understairs cupboard.

CLOAKROOM Comprising low level w.c.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, eye level wall cupboards, 'Ideal' gas fired boiler, tiled splashback, door to side.

LIVING ROOM Fireplace with tiled surround, radiator.

DINING ROOM Sink with unit under, fireplace, radiator.

FIRST FLOOR

BEDROOM 1 Bay window, fitted wardrobes, radiator.

BEDROOM 2 Window, radiator.

BEDROOM 3 Window, radiator.

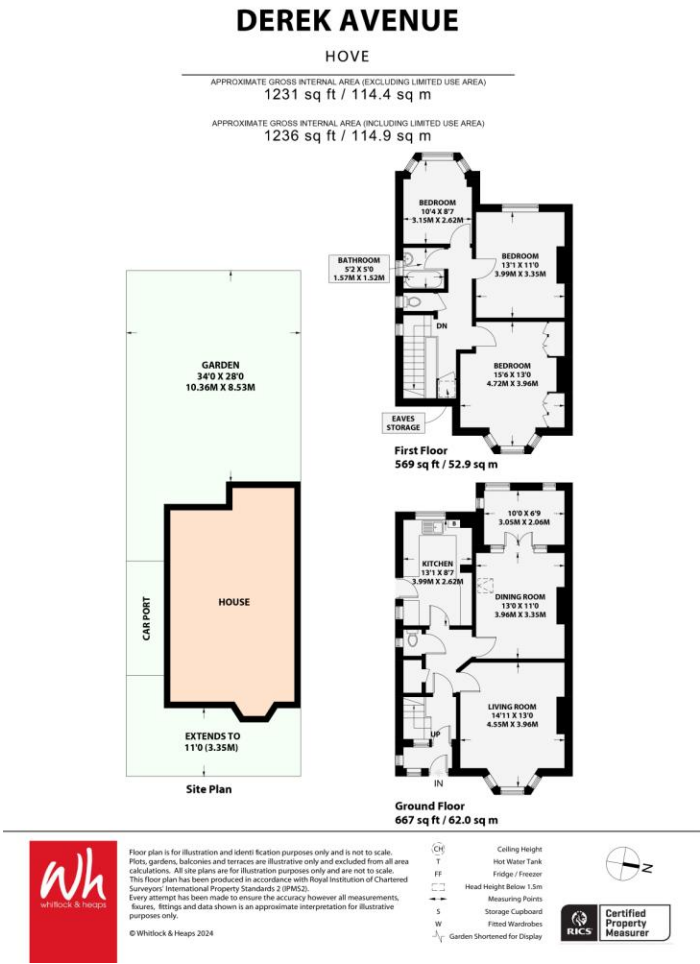
BATHROOM Panelled bath, wash hand basin.

SEPARATE W.C

OUTSIDE

FRONT GARDEN Off street parking, flower borders.

REAR GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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