

13 Holmes Avenue

Hove BN3 7LA

Asking Price Of £630,000
Freehold

- ESTABLISHED SECLUDED GARDEN
- PRESENTED IN EXCELLENT ORDER
- THREE BEDROOMS
- MODERN BATHROOM
- WELL-FITTED KITCHEN
- LIVING ROOM
- DINING ROOM
- GARAGE AND OFF-STREET PARKING

Whitlock and Heaps bring to market this stunning semi-detached family home that has been tastefully updated by the present owners over the past five years and is presented in excellent order throughout with a well fitted double aspect kitchen and through living/dining room on the ground floor, both of which open up to the secluded and established rear garden that is a particular feature of the home getting sun in all areas of the garden throughout the day. To the first floor there are three bedrooms and a modern family bathroom. This delightful property also benefits from off street parking and a garage with power and light.

Situated in this convenient location with easy access to the A23/27. A Co-op local is within a few minutes' walk and Hove Park and mainline station are both with easy reach. An array of local eateries cafes and shopping facilities are within easy reach along with Hove seafront.

ENCLOSED ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Understairs storage, radiator, exposed floorboards.

KITCHEN Double aspect, well fitted incorporating single sink unit with mixer tap, adjacent Quartz worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob with concealed extractor over, eye level double oven, integrated dishwasher, space for American style fridge/freezer, washing machine and tumble dryer, tiled floor, two UPVC double glazed windows and door to garden. Ceiling lantern with electric Velux window, granite flooring.

LIVING ROOM Log burner with tiled hearth, UPVC double glazed bay window, radiator, exposed floorboards, sliding doors to:

DINING ROOM Fitted cupboards and shelving in alcoves with fitted wine rack, feature fireplace with tiled hearth, column radiator, exposed floorboards, bi-fold doors to garden.

FIRST FLOOR

LANDING Loft hatch with drop down ladder, being fully boarded with electrics, double glazed window.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Modern suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level w.c, heated chrome towel rail, cupboard housing 'Worcester' gas fired boiler, double glazed window, tiled floor and part tiled walls.

OUTSIDE

OFF STREET PARKING FOR ONE VEHICLE

GARAGE Up and over door, power and light, side door to garden.

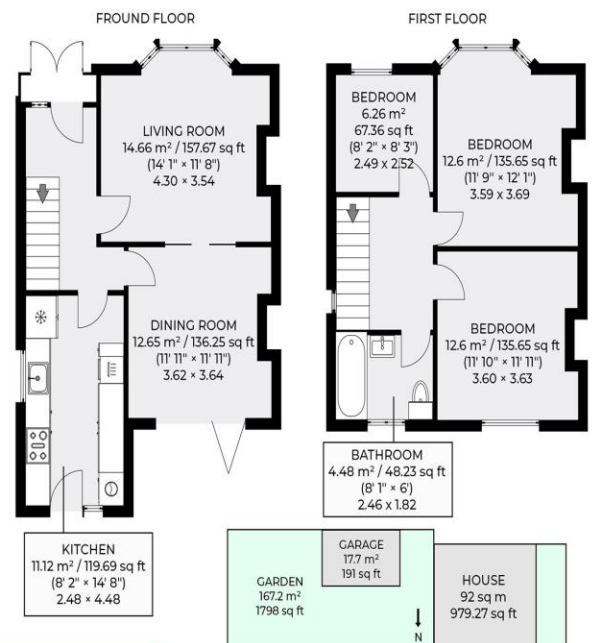
WELL ESTABLISHED REAR GARDEN Being a particular feature of the property mainly laid to lawn this cottage style garden benefits from mature shrubs that offer seclusion on both patio areas with the deep borders are established with an array of flowers. The main patio area has power and a raised brick section ideal for a pizza oven. The garden also has plum, cherry and apple trees.

Council Tax Band D (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

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APPROXIMATE GROSS INTERNAL AREA: 92 sq m / 979.27 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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. Measurements are approximate.

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