



Guide Price  
£600,000  
Freehold

## Queen Alexandra Avenue, Hove

- THREE DOUBLE BEDROOMS
- WEST FACING GARDEN
- UTILITY ROOM
- RECENTLY RENOVATED
- SEPARATE OFFICE SPACE
- FIRST FLOOR BALCONY

\*\*\* GUIDE PRICE £600,000 - £625,000 \*\*\*

Robert Luff & Co are delighted to bring to market Queen Alexandra Drive which is one of Hove's most desirable areas. Set back from the popular Hove Park you are in the ideal location. This quiet residential area, close to Goldstone Valley has excellent amenities with local shops, parks and quaint cafés, as well of some of the areas most exceptional schools. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is a short journey into Brighton & Hove city centre.

Accommodation offers; sitting room, kitchen / dining room, three double bedrooms, a family bathroom, downstairs shower room, utility room and an separate office space. Other benefits include; recently renovated, West facing garden, private driveway, first floor balcony and garage/storage.

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## Accommodation

### Porch

**Sitting Room 16'8" x 11'7" (5.08m x 3.53m)**

Wall mounted radiator. Wooden flooring. Windows to front.

**Kitchen/Dining Room 19'10 x 11'5 (6.05m x 3.48m)**

Tiled flooring. Mix of wall and base units. Built in oven and microwave. Central island. Induction hob. Breakfast bar. Storage. Space for American fridge/freezer. Dishwasher. Doors leading to rear garden.

**Utility Room 9'7 x 8'0 (2.92m x 2.44m)**

Built in storage. Space for washing machine and dryer.

**Downstairs Shower Room**

Walk in shower. WC. Sink. Tiled flooring.

**Garage 8'0 x 7'0 (2.44m x 2.13m)**

**First Floor Landing**

Wooden flooring. Built in storage cupboard. Access to loft.

**Bedroom One 11'9 x 11'7 (3.58m x 3.53m)**

Radiator. Built in storage. Wooden flooring.

**Bedroom Two 11'7 x 9'11 (3.53m x 3.02m)**

Wooden floorboards. Radiator. Storage cupboard. Windows. Balcony door opening onto balcony.

**Bedroom Three 11'7 x 7'9 (3.53m x 2.36m)**

Wooden flooring. Radiator. Storage cupboard. Window to front.

**Bathroom**

Bath. Tiled flooring. Wall mounted radiator. WC. His and hers sinks. Window. Rainfall shower.

**Rear Garden**

Paved area. Laid to lawn area. Garden office.

**Office/Annex**

Power and light. Double doors.

**Agents Notes**

Council Tax Band: D

EPC Rating: D

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# Queen Alexandra Avenue



Ground Floor  
Approximate Floor Area  
648.95 sq ft  
(60.29 sq m)

First Floor  
Approximate Floor Area  
569.41 sq ft  
(52.90 sq m)

Outbuilding  
Approximate Floor Area  
110.76 sq ft  
(10.29 sq m)



Approximate Gross Internal Area = 123.48 sq m / 1329.12 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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