



## Derek Avenue, Hove



Asking Price  
**£1,150,000**  
 Freehold

- AN OUTSTANDING FIVE BEDROOM SEMI DETACHED FAMILY HOME
- LANDSCAPED REAR GARDEN
- HOME OFFICE/STUDIO
- SPANNING OVER 1638 SQFT
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- THREE BATHROOMS

Robert Luff & Co are delighted to bring to market this spacious five bedroom, three bathroom, semi detached house. Derek Avenue is positioned within the highly sought after residential area of New Church Road and is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Portslade and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also on your doorstep with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. Local schools include Hove Junior School, Hove Park Secondary School and Sixth Form and Sir Nicholas Primary School.

Accommodation offers; Living/Dining Room, high specification modern fitted kitchen, ground floor office & shower room, five bedrooms and two further bathrooms. Other benefits include; East facing, landscaped rear garden and driveway with parking for multiple cars.

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

Driveway

Entrance Hall

Living/Dining Room 27'7 x 11'7 (8.41m x 3.53m)

Kitchen 16 x 11'5 (4.88m x 3.48m)

Shower Room

Office 9'9 x 7'8 (2.97m x 2.34m)

Stairs To First Floor

Bedroom One 14'1 x 12'2 (4.29m x 3.71m)

Bedroom Two 14'1 x 11 (4.29m x 3.35m)

Bedroom Three 11'1 x 8'7 (3.38m x 2.62m)

Bathroom

Stairs To Second Floor

Bedroom Four 10 x 9'3 (3.05m x 2.82m)

Bedroom Five 10'10 x 8'4 (3.30m x 2.54m)

Shower Room

Landscaped Rear Garden

### AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX BAND: F

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Floorplan

Approximate Floor Area = 152.2 sq m / 1638 sq ft  
(Excluding Eaves)



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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 energy efficient - higher running costs		
England & Wales		
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>		
(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		
England & Wales		
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.