

## Elizabeth Avenue, Hove



Asking Price  
£700,000  
Freehold

- AN OUTSTANDING FOUR BEDROOM DETACHED RESIDENCE
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BATHROOMS
- DETACHED
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER GOLDSTONE LOCATION

Robert Luff & Co are delighted to bring to market this outstanding four bedroom detached residence which is located in one of Hove's most desirable areas, Elizabeth Avenue. 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 as well as being a short journey into Brighton & Hove city centre.

Accommodation offers; open plan kitchen/dining/living room, four bedrooms and two bathrooms. Other benefits include; stylish modern decor throughout, landscaped rear garden, driveway and no onward chain.

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

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## Accommodation

Driveway

Entrance Hall

Kitchen/Living/Dining Area 23'3 x 20'1 (7.09m x 6.12m)

Bedroom Two 14'11 x 10'5 (4.55m x 3.18m)

Bedroom Three 13 x 10'5 (3.96m x 3.18m)

Bedroom Four 16'7 x 7'8 (5.05m x 2.34m)

Bathroom

Stairs To First Floor

Bedroom One 18'11 x 15'11 (5.77m x 4.85m)

En-Suite

Landscaped Rear Garden

### AGENTS NOTES

FREEHOLD

EPC:D

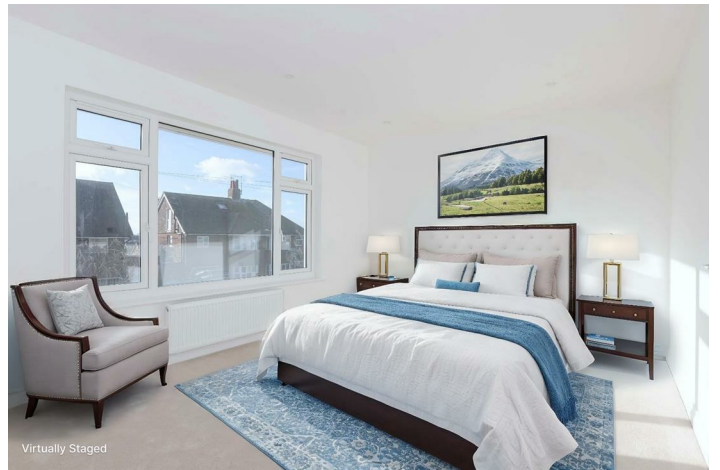
COUNCIL TAX: E

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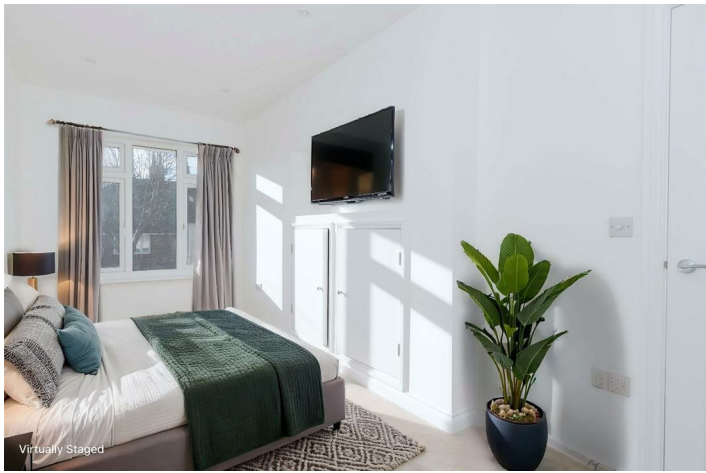
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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>		
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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.