



Shirley Avenue, Hove, BN3 6UN  
Asking price £1,250,000 - Freehold

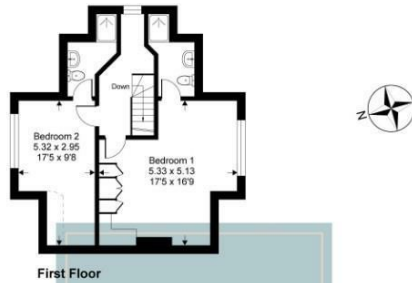
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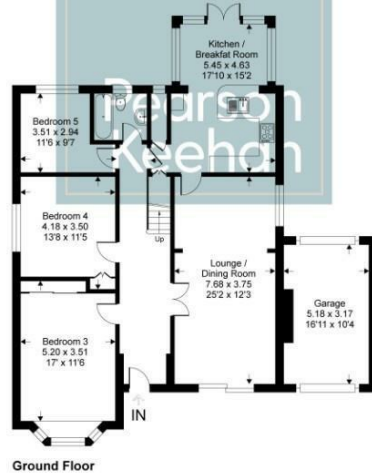


### Shirley Avenue, BN3

Approximate Gross Internal Area = 168 sq m / 1810 sq ft  
 Approximate Garage Internal Area = 16 sq m / 175 sq ft  
 Approximate Total Internal Area = 184 sq m / 1985 sq ft  
 (excludes restricted head height)



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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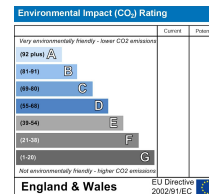
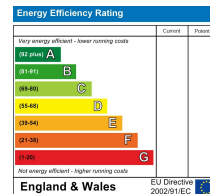
Situated in the highly desirable Hove Park district, we are pleased to introduce to the market this charming detached five bedroom chalet bungalow, cleverly designed to offer generous space across two levels, allowing for versatile use. The two bedrooms upstairs boast individual en-suite shower rooms for added convenience. This spacious family home features a spacious through reception room, a well-appointed kitchen, and a sunny rear lounge, ideal for relaxation.

Outside, the generously proportioned private garden is mainly laid to lawn and is tranquil suntrap. To the front, a block paved driveway provides parking for numerous vehicles and leads to garage.

In terms of location, Shirley Avenue is a quiet road situated in the ever-popular Hove Park district. Just around the corner, Woodland Parades provides some local conveniences and Waitrose is also just a short journey away. A number of transport links and highly regarded schools are nearby making the property ideal for families and commuters alike.

## Council Tax: F

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Pearson Keehan

95 Portland Road, Hove, East Sussex, BN3 5DP

Tel: 01273 206999 Email: info@pearsonkeehan.com

pearsonkeehan.com

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