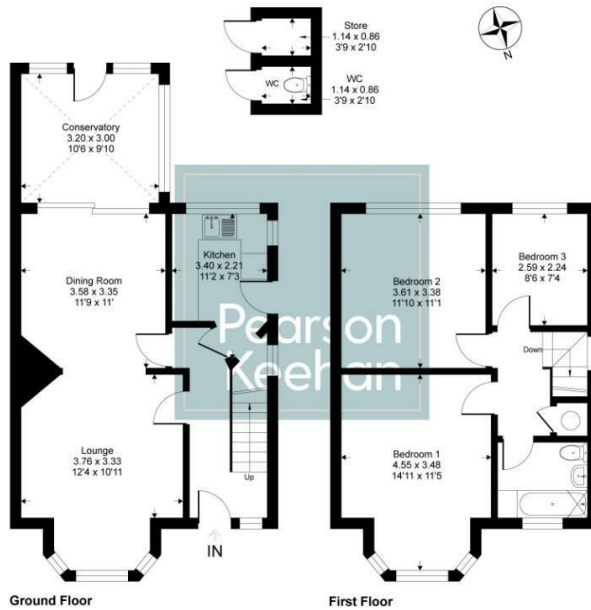




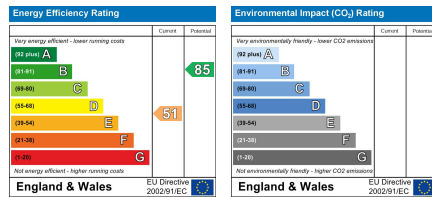
Amherst Crescent, Hove, BN3 7ER  
Asking price £525,000 - Freehold

Pearson  
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**Amherst Crescent, BN3**  
 Approximate Gross Internal Area = 96 sq m / 1036 sq ft  
 Approximate Outbuilding Internal Area = 2 sq m / 22 sq ft  
 Approximate Total Internal Area = 98 sq m / 1058 sq ft



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 misstatement. 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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A traditional 1930's three bedroom semi-detached house situated in a highly popular residential area of Hove, just moments from Aldrington Station and a number well-regarded local schools. Although the property requires complete modernisation, with the right creative vision, it could be a fantastic family home.

Starting with the ground floor accommodation, the layout briefly comprises of a bay-fronted through lounge/diner, kitchen and conservatory that provides access to the west facing garden. Moving upstairs to the first floor, a family bathroom can be found along with two double bedrooms and a single bedroom. The property's loft space also presents the opportunity to create further bedroom(s), subject to normal consents.

Outside, the large private west facing garden is mainly laid to lawn with a small patio area and benefits from two outside brick-built storage cupboards. The front garden has a small lawn with mature planting, but does present another opportunity to add value by creating off-street parking, again, subject to normal consents.

Amherst Crescent lies in a popular residential area of Hove, close to the nearby amenities of Portland Road where you can find a number of trendy coffee shops, restaurants, gastro pubs, supermarkets and other conveniences. The property's location means you are in the catchment area for several well regarded local schools and Aldrington Station is just moments down the road providing links to London & Gatwick.

The property is being offered to the market with no onward chain.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Pearson Keehan Ltd. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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