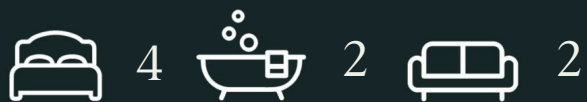




## St. Keyna Avenue, Hove

Asking price £1,150,000 - £1,200,000



### Property highlights

- Beautifully presented detached home with off-street parking
- Stylish open-plan kitchen with central island
- State-of-the-art Neff and Smeg appliances
- Bi-fold doors leading to a landscaped garden with decking and lawn
- Cosy living room with a log-burning stove and Farrow & Ball décor
- Luxurious family bathroom with Carrara marble tiles and double rainfall shower
- Spacious principal bedroom with built-in wardrobes
- Practical utility room with side access to the garage
- Ample storage, including boarded loft and eaves space
- Planning permission for permitted development (ask agent for more details)



A stunning detached home with a sleek open-plan kitchen, cosy living room, four spacious bedrooms, and a luxurious marble bathroom. A landscaped garden, bi-fold doors, and ample storage complete this dream family home.

#### The property

As you approach, you're greeted by a beautifully presented detached house with crisp white walls, complemented by a stylish grey fence and garage door. The property offers off-street parking for convenience and the front garden has motion sensor controlled lighting.

Step inside through the porch into a spacious hallway, where smoked solid oak flooring seamlessly extends throughout the ground floor. From here, two doors lead to the rear of the house, unveiling a stunning open-plan kitchen and dining room that overlooks the landscaped garden.

The kitchen, which was partially refurbished just two years ago, boasts sleek grey cabinetry and a Corian worktop on a generous central island, which includes ample storage and a breakfast bar. It features state-of-the-art appliances, including a stacked Neff oven, microwave and warming drawer, Smeg induction hob, and an integrated Smeg dishwasher. Adjacent to the kitchen, a separate utility room provides a practical space for laundry and offers side access to the garage and front of the property. Bi-fold doors, with integrated blinds, flood the space with natural light and open onto the garden, creating a perfect indoor-outdoor living experience.

The landscaped garden is thoughtfully designed, with a raised decking area ideal for seating, a central lawn for children to play, and borders filled with mature plants that add vibrant charm. The garden comes with outdoor lighting and has power installed.

Also on the ground floor, you'll find a cosy living room with deep 'Railings' Farrow and Ball-painted walls, a log-burning stove set on a marble hearth, and a warm, inviting atmosphere. This room offers a serene retreat, contrasting beautifully with the bright, contemporary kitchen.

At the end of the hallway, there's a practical downstairs shower room, complete with eye-catching rainforest wallpaper.

A wide staircase leads to a welcoming landing, spacious enough to accommodate an armchair and coffee table. Off the landing are four well-proportioned bedrooms and a luxurious family bathroom.

The principal bedroom, located at the front of the property, features a charming bay window and a wall of gloss sliding wardrobes, providing ample storage. Overlooking the garden, another bedroom is currently used as a private home office. The family bathroom is a showstopper, adorned with Carrara marble tiles and equipped with a large Fired Earth bathtub, Fired Earth marble sink, and a double rainfall shower. No expense has been spared and the home is fitted with Plantation Shutters throughout.

This home offers excellent storage solutions, including a boarded loft, an airing cupboard on the landing, and eaves storage in one of the bedrooms. There is planning permission in place for permitted development (ask agent for more details) and architect plans can be shared for a 350 sq ft loft extension.

This property is Freehold and the council tax band is F.

## The area

St Keyna Avenue is nestled in a highly sought-after area of Hove, perfectly balancing tranquility with convenience. Just a short 10-minute stroll (0.5 miles) takes you to Hove Lagoon, a vibrant hub offering water sports, a children's play area, and the much-loved Big Beach Café. The golden beaches of Hove are less than a mile away, providing a perfect spot for coastal walks, sunbathing, or enjoying the promenade's many attractions.

Church Road, the heart of Hove, is a mere 15-minute walk (0.7 miles) and brims with boutique shops, cafes, and restaurants catering to all tastes. For a more cosmopolitan experience, Brighton city centre is just 2.5 miles away, easily accessible by car, bike, or excellent public transport links.

This peaceful residential location offers an ideal setting for families, combining seaside charm with convenient access to vibrant urban life.

## Transport links

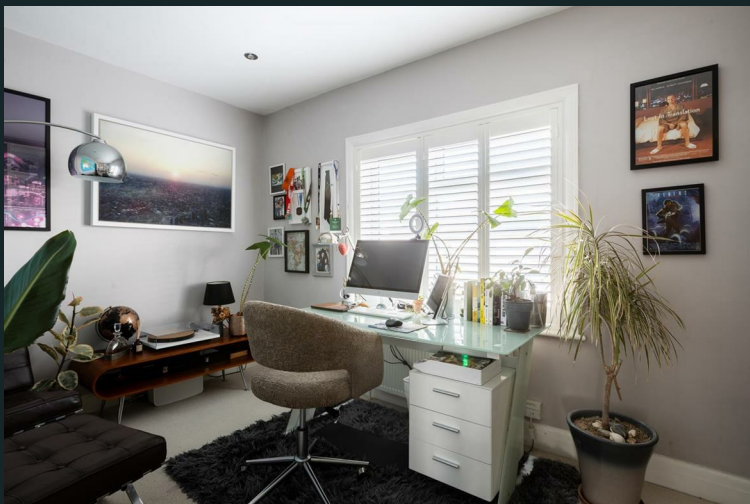
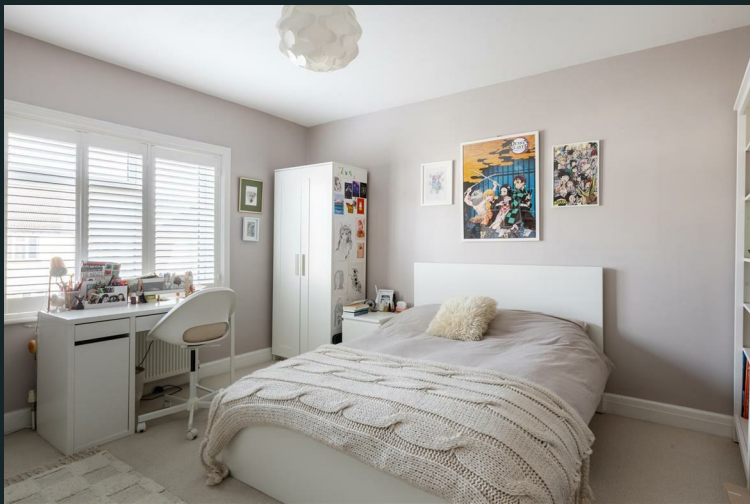
St Keyna Avenue benefits from excellent transport links, making it a prime location for commuters and families alike. Hove Station, just 1.2 miles away (approximately a 20-minute walk), offers regular services to Brighton, London, and beyond. Alternatively, Portslade Station is only 1.1 miles away, providing additional rail options. For drivers, the A27 is easily accessible within a 10-minute drive, connecting you to major road networks across the South Coast and further afield. Local bus services operate frequently along nearby Church Road, ensuring seamless connections to Brighton city center, the seafront, and surrounding areas.

## Schools

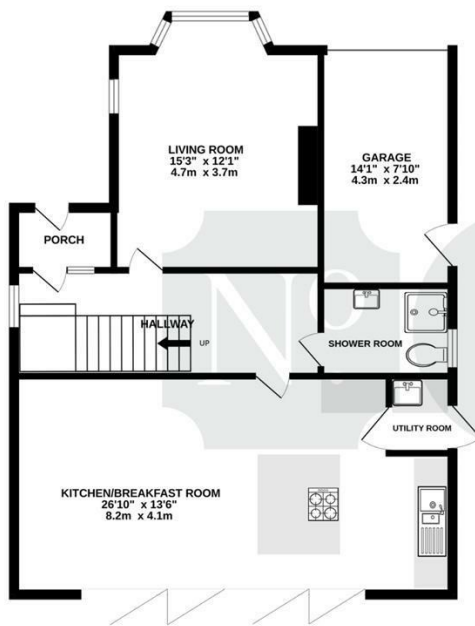
St Keyna Avenue is well-placed for families, with several highly regarded schools nearby. Hove Junior School and West Hove Infant School are within walking distance, offering excellent primary education. For older children, Blatchington Mill and Hove Park secondary schools are easily accessible. Nearby nurseries also cater to younger children.



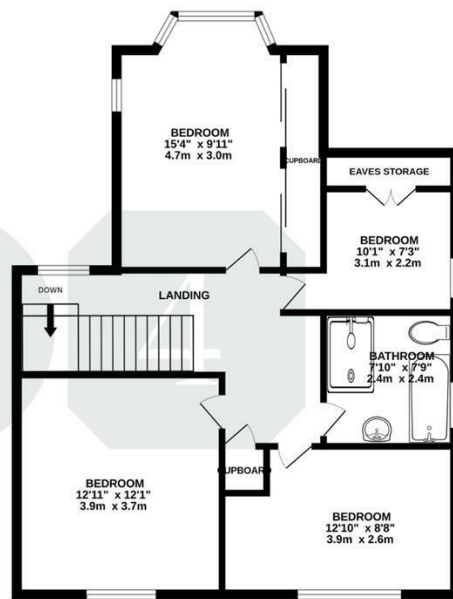




GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1367sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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