

ard  
Estate Agents



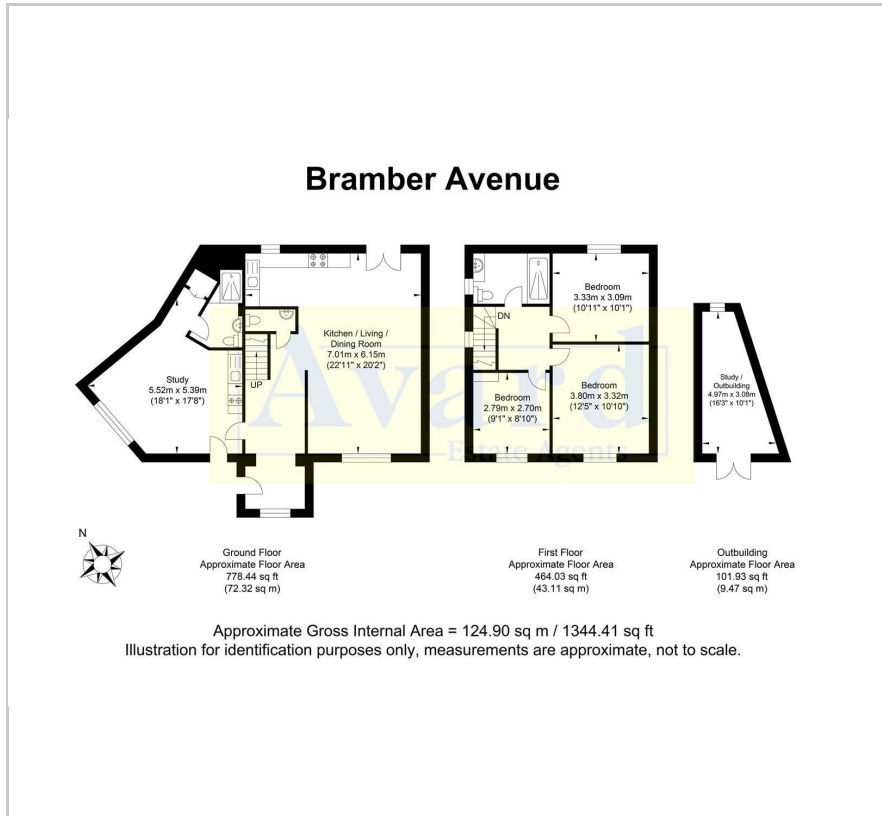
1 Bramber Avenue

, Hove, BN3 8GW

£595,000

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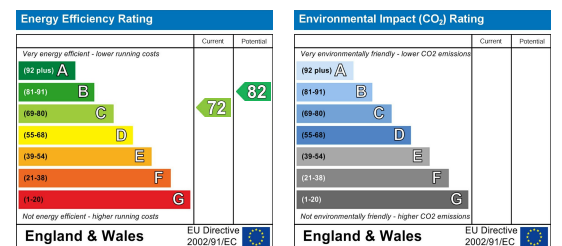
## Floor Plan



## Area Map



## Energy Efficiency Graph



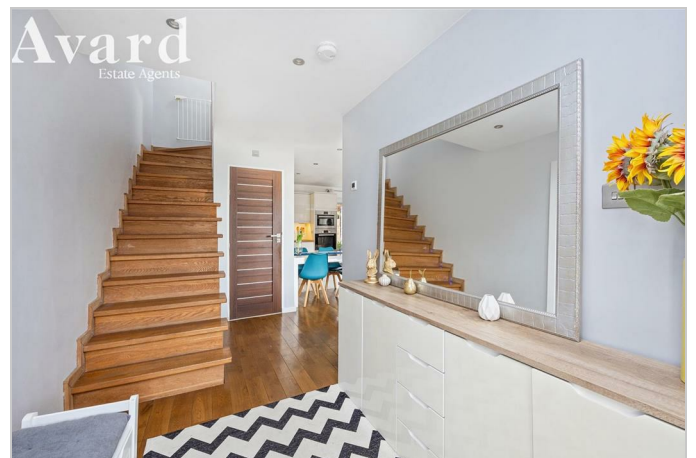
## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Presented
- Garden Room With Electricity
- Great Views
- Great Family Home
- Under Floor Heating
- 4 Bedrooms
- Private Driveway
- Must Be Viewed
- Double Glazed Throughout
- Self Contained Annex Previously Used For Air BNB

Avard estate agents are delighted to offer for sale this fantastic 3/4 bedroom semi detached family home. This property is considered to be in excellent order throughout and must be viewed to be fully appreciated. Accommodation comprises of 3 bedrooms, 2 contemporary shower rooms, a large open plan living/dining/kitchen which would excellent for entertaining,, good sized rear garden with timber framed office with running electricity and driveway with space for at least 2 cars. The property also has a fantastic annex which has been used for Air bnb in the past.

Bramber Avenue is situated just north of Neville Avenue. There are plenty of local shops and amenities at nearby Northease Drive and easy access to the Sainsburys superstore and A27. Regular bus services run to both Brighton and Hove City center's. Local schools include West Blatchington Primary and Nursery School, Hangleton Infant School and Blatchington Mill School and Sixth Form College. Hangleton is a popular residential location and this particular property is within close proximity to the extensive local shopping facilities and amenities at the Grenadier.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.