



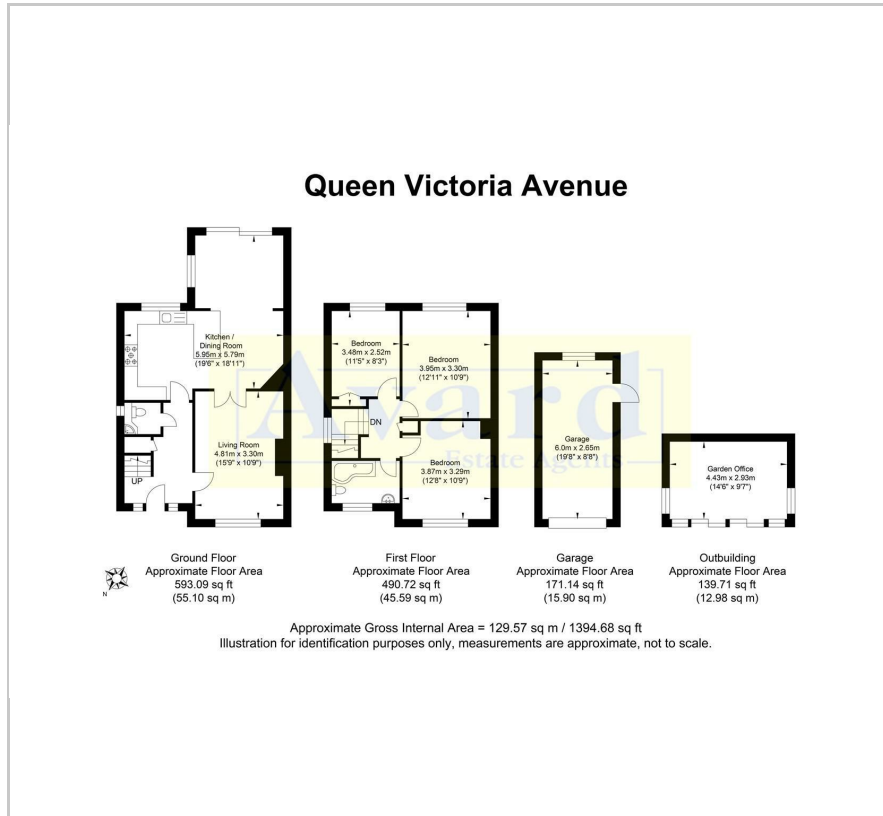
11 Queen Victoria Avenue

, Hove, BN3 6WR

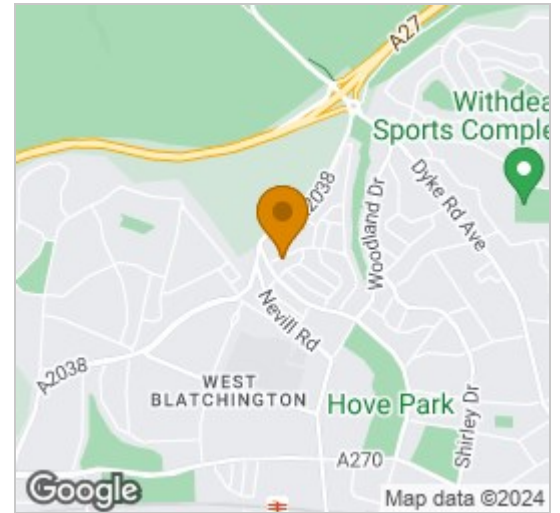
**Guide price £775,000**



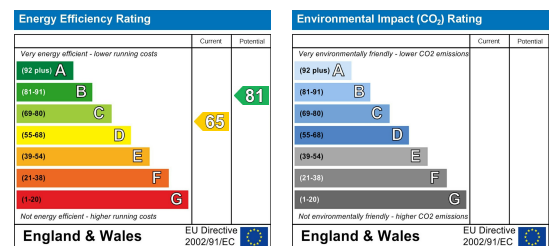
## Floor Plan



## 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.

- Sought After Location
- South Facing Garden Approximately 90ft Long
- Garage
- Driveway With Space For 2 Cars
- New Garden Room With Hard Wired Internet Connection
- Tudor Style Property
- 3 Bedrooms
- 1,394 Square Feet
- Planning Permission For Single Storey Side & Rear Extension BH2022/00966
- Must Be Viewed

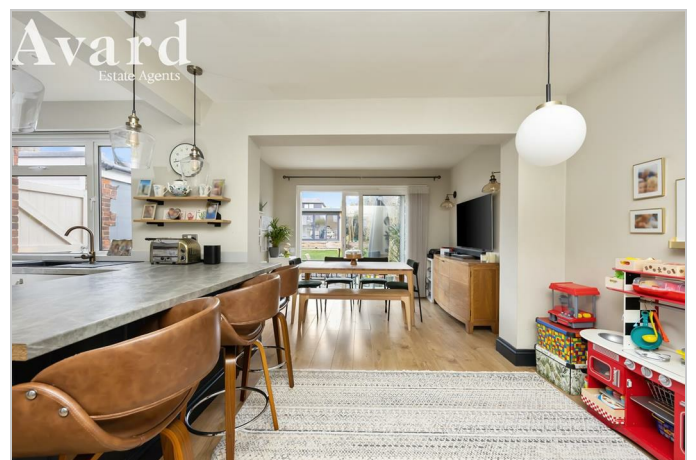
Guide Price £775,000-£800,000

Avard Estate Agent are delighted to offer for sale this beautifully presented three-bedroom Tudor style semi-detached family home, situated in the popular Goldstone Valley area, with the popular Hove Park only a short walk away.

On entering this lovely home accommodation comprises of hallway, living room, fitted kitchen with extended dining area and downstairs cloakroom. On the first floor is a bright and airy landing, three good sized bedrooms and family bathroom. Outside is a great southerly aspect rear garden Recently landscaped with mature trees and an abundance of shrubs on a flat surface, there is also a fabulous garden room currently being used as office with hardwired internet connection and power. There is also the benefit from having a driveway leading to garage with double glazed windows throughout and gas central heating.

Planning permission granted for side and rear extension ref BH2022/00966.

Located in the sought after Hove Park area just a short walk from the park and other local amenities including Waitrose and other convenience stores on Woodland Drive. The A27 & A23 are less than a 5 minute drive from the property allowing quick and easy access in and out of Brighton & Hove.



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