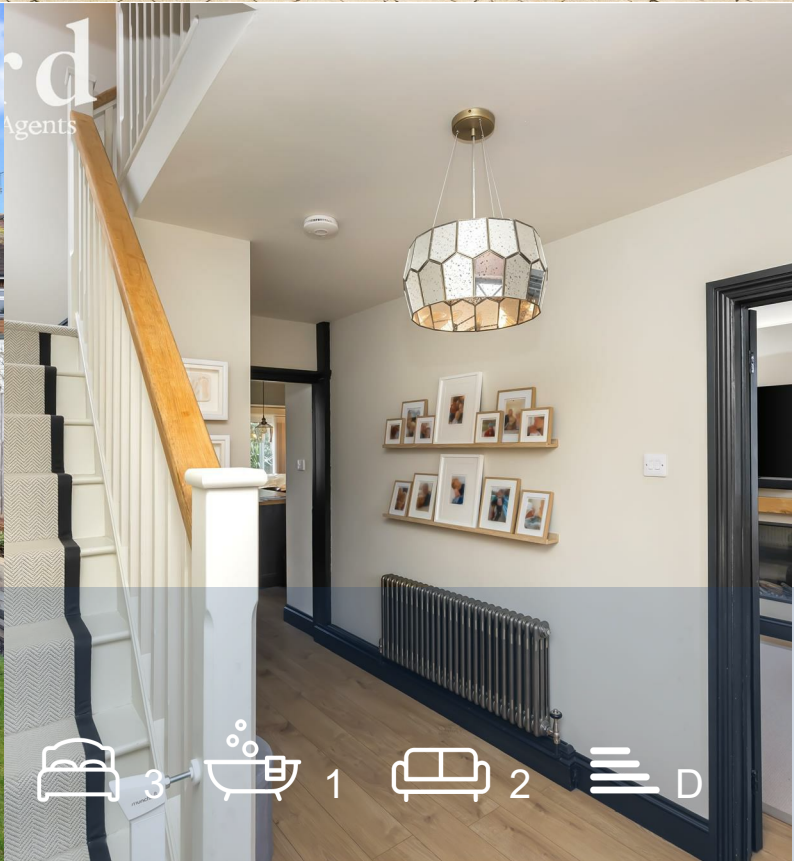




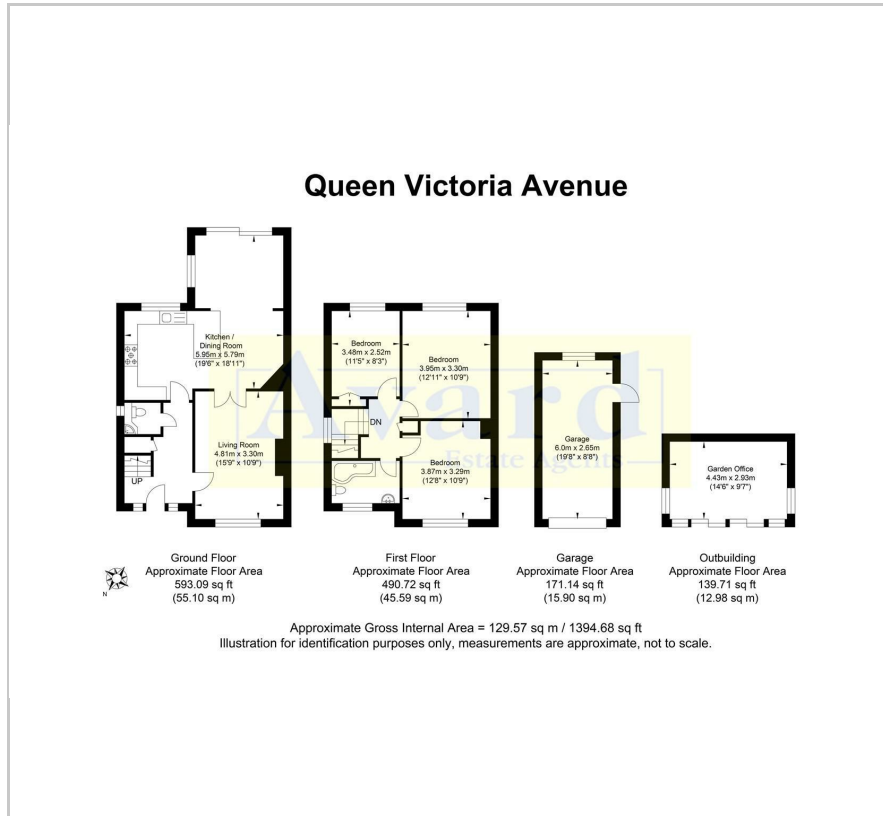
11 Queen Victoria Avenue

, Hove, BN3 6WR

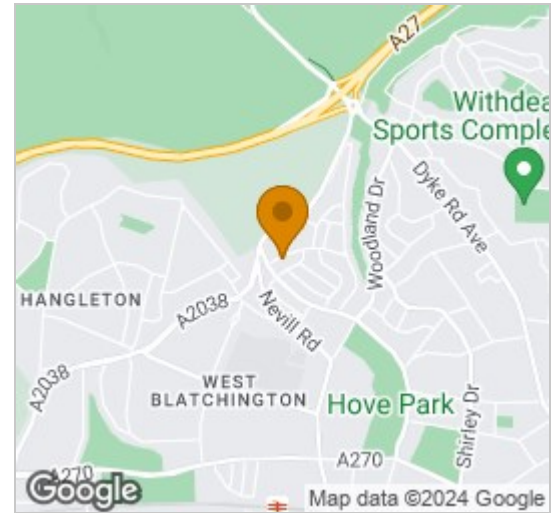
Guide price £775,000



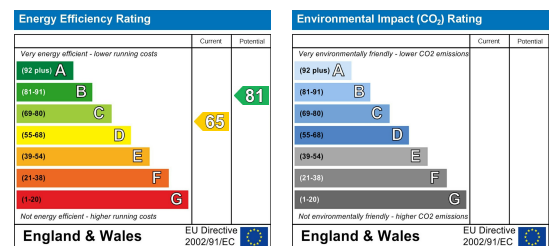
Floor Plan



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

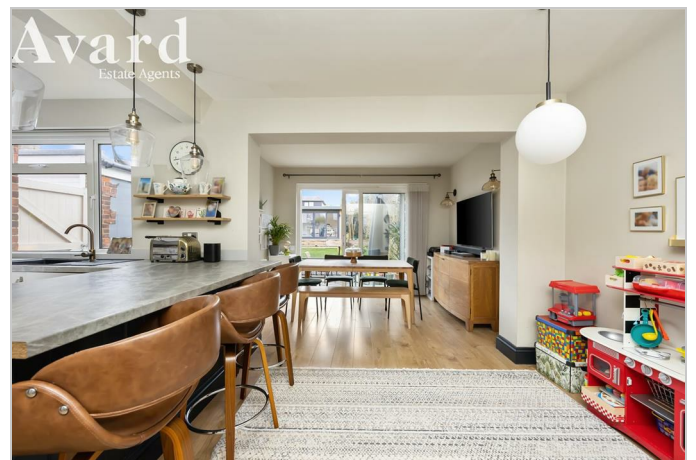
Guide Price £775,000-£800,000

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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