



Applesham Avenue, Hove, BN3 8JJ
Guide Price £700,000 - £750,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A beautiful fully refurbished and extended semi-detached four-bedroom family home, complete with off-road parking for two cars and good-sized rear garden with garden room/home office. The property is presented in excellent decorative order throughout and is situated in this sought-after residential location close to all amenities.





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Further Information

This fantastic family home is approached via a paved front garden with driveway providing off-road parking for two vehicles. Internally, the accommodation arranged over three floors comprises on the ground floor a good-sized living room, an amazing modern open plan kitchen/diner with vaulted roof and bi-fold doors to the rear garden, utility room and shower room.

To the first floor, there are two double bedrooms, one having a walk-in wardrobe and luxury bathroom with separate shower unit, and to the second floor, there are a further two double bedrooms and luxury shower room.

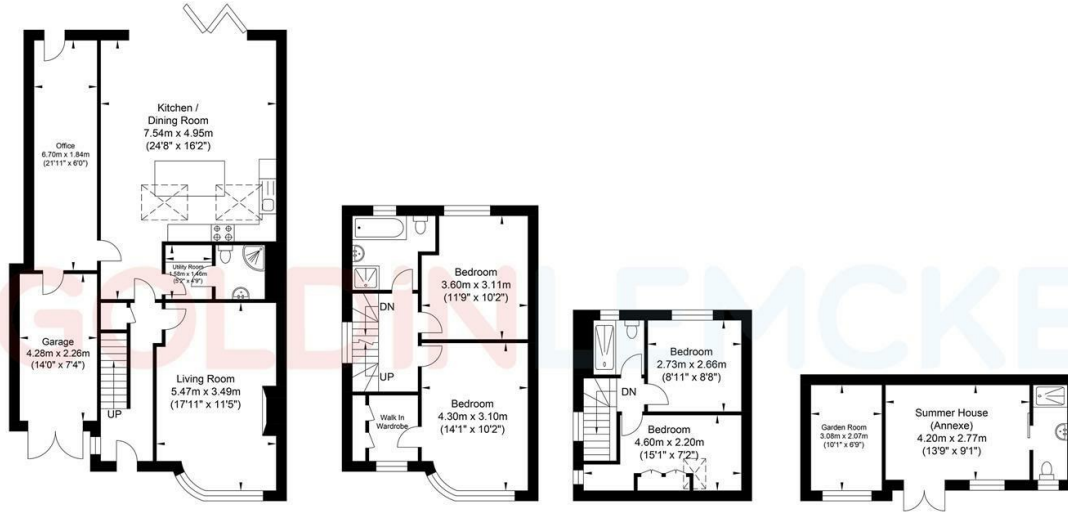
The property also boasts a front garden area which is brick-paved allowing parking for two cars and a rear garden laid mainly to lawn with patio and decked areas, covered seating area/playroom and garden/home office making this an extremely versatile area. There is also side access to the front.

Applesham Avenue is situated in the vibrant and highly sought-after Hangleton area of Hove. Known for its family-friendly atmosphere, the area boasts numerous reputable schools, making it an ideal choice for families. The avenue is conveniently located near an excellent shopping parade, providing easy access to a variety of shops, cafes, and essential services. Regular bus services ensure seamless connectivity to the wider Hove and Brighton areas, offering residents the perfect blend of suburban tranquility and urban convenience. The community's welcoming environment and proximity to local amenities make Applesham Avenue a prime location for comfortable and convenient living.

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Applesham Avenue



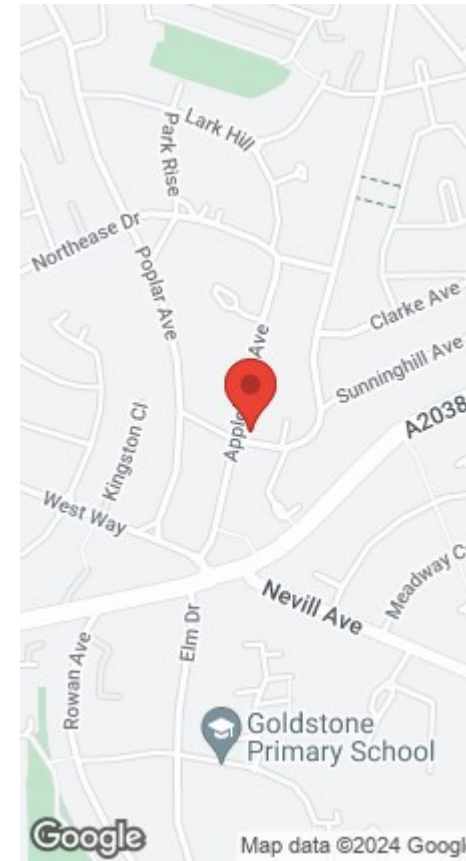
Ground Floor
Approximate Floor Area
948.73 sq ft
(88.14 sq m)

First Floor
Approximate Floor Area
416.67 sq ft
(38.71 sq m)

Second Floor
Approximate Floor Area
245.63 sq ft
(22.82 sq m)

Ground Floor Annexe
Approximate Floor Area
229.59 sq ft
(21.33 sq m)

Approximate Gross Internal Area = 171.0 sq m / 1840.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.