

Berriedale Avenue, Hove

£550,000

HEALY & NEWSOM

EST. 1990





Berriedale Avenue, Hove, East Sussex, BN3 4JF

Located on a popular tree-lined street, Berriedale Avenue, in Hove, is this charming garden flat that offers a delightful blend of original character and modern potential. Situated south of New Church Road, the property enjoys a private entrance, via landscaped front gardens, ensuring a sense of exclusivity.

This generously proportioned 1930s property features an inviting entrance hall adorned with imposing dark wood panelling, which adds a touch of elegance and grandeur to the space, with a useful study area. The flat comprises two spacious double bedrooms; principal with ample built-in storage with wash basin and large bay window offering lovely views of the leafy front garden and down the road towards the seafront, making them perfect retreats for relaxation.

In addition to the bedrooms, the property includes two reception rooms, providing plenty of versatility for reconfiguration to suit your lifestyle needs. The second reception room has the option to be a dining room, home office, playroom or an additional living room. In addition, there is a great size sun room with garden views.

The kitchen has everything you need with a large picture window overlooking the garden. The split shower room is spacious with WC and wash basin, and hidden away amongst the paneled walls of the hallway.

One of the standout features of this flat is the large private garden, which is beautifully established and offers a serene outdoor space for gardening, entertaining, or simply enjoying the fresh air. The garden is mainly laid to lawn with an array of established trees, shrubs and flowers to border.

With its combination of original features, generous living space, and a prime location, this flat presents an excellent opportunity for those seeking a home in Hove. Don't miss the chance to make this charming property your own.

Location

Berriedale Avenue is a tree lined street leading in a southerly direction to Hove seafront. There is a community feel with many events and street parties arranged in the area. The comprehensive local shops in Richardson Road include a general store, Morrisons, barbers, a butchers, organic green grocers, Drurys coffee house, hairdressers and beauticians.

Hove promenade is less than a minute away while along leafy New Church Road there is an abundance of desirable schools and nurseries reflecting this area which attracts young families, there is also easy access to Hove's central shopping district, the main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. The property is approximately 1.3 miles in distance from Hove station and less than a mile to Aldrington station.

Additional information

EPC rating: TBC
Internal measurements: 1,212 Square feet / 112.6 Square metres
Tenure: Leasehold - TBC
Maintenance charges: 50% share of any outgoings with first floor flat, self managed.
Council tax band: D
Parking zone: W

Anti-Money Laundering (AML) Checks

In accordance with current Anti-Money Laundering regulations, Healy & Newsom Estate Agents are required by law to verify the identity of all prospective purchasers. Upon having an offer accepted, you will be required to undergo identity verification and AML checks via a specialist third party service. A fee of £35 (inclusive of VAT) per purchaser will be payable to cover the cost of these checks, in advance and prior to a sales memorandum being issued. This fee is non-refundable. Further details of the verification process will be provided upon offer acceptance.











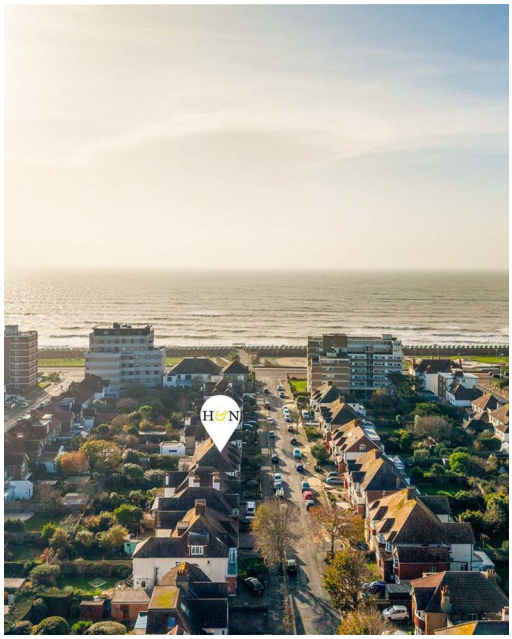



Berriedale Avenue

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft

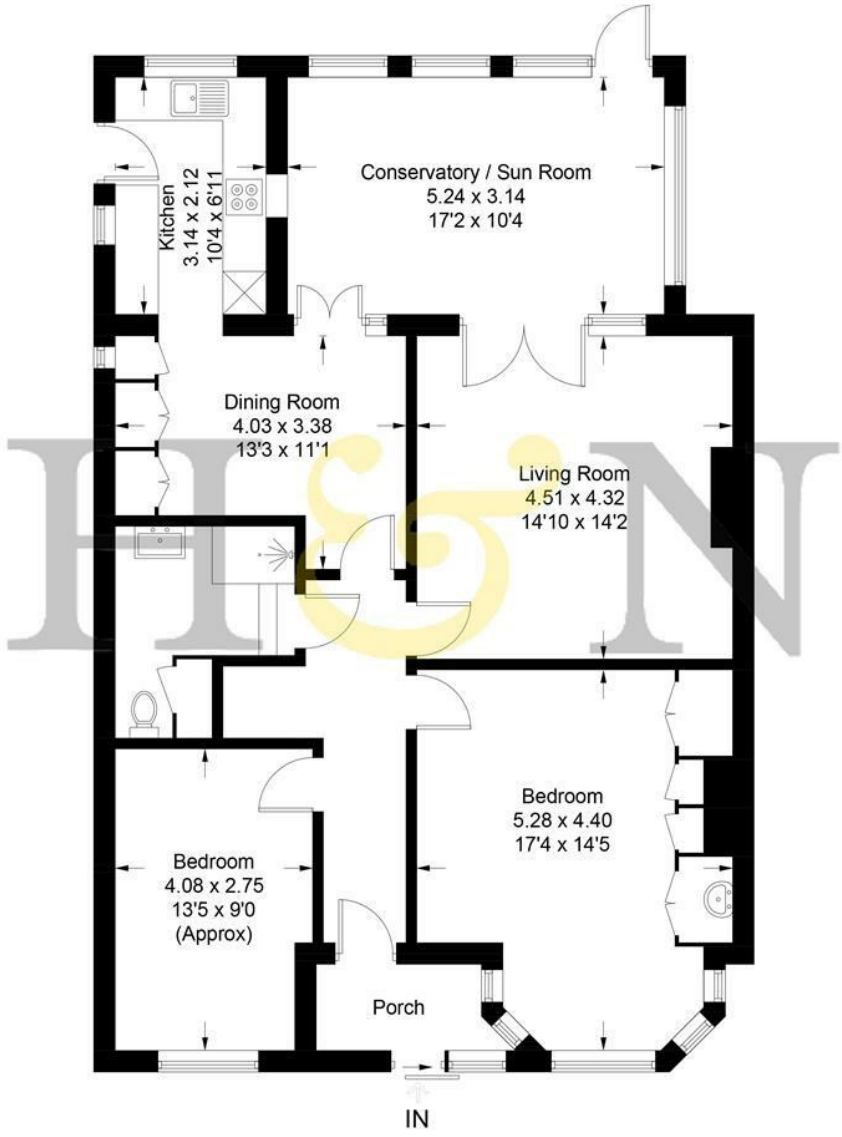

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1349630)

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