



Berriedale Avenue  
Hove

HEALY  
& NEWSOM

EST. 1990







# Berriedale Avenue, Hove, BN3 4JF

Guide price £550,000

A splendid four-bedroom flat presenting an exceptional opportunity for those seeking a stylish and spacious home. The property boasts its own private entrance and includes the freehold of the building, along with a garage that has a rear court yard, W.C, and driveway. This versatile residence offers both a lovely home near the sea and multiple opportunities to extend (STNC), if desired.

The property has crisp white décor and new carpets that enhance the bright and airy atmosphere throughout. The high ceilings add to the sense of space, while the fully double-glazed windows ensure warmth and tranquillity. The split-level accommodation is thoughtfully designed, featuring an inviting reception room that has an impressive west-facing bay window with sea views.

The layout of the flat is both practical and appealing, with a split-level landing that leads to a well-appointed kitchen that has appliances, two bedrooms with built-in storage on one side, and two additional bedrooms on the other. One of these bedrooms benefits from an ensuite shower room, providing added privacy and convenience.

The bathroom features a modern wet room shower, complemented by a separate additional toilet, catering to the needs of a busy household. This property is sold with no onward chain, allowing for a smooth transition into your new home. Furthermore, the loft space presents potential for extension, subject to necessary consents, offering the possibility to further enhance this already impressive flat.

In summary, this delightful flat on Berriedale Avenue is a rare find, combining modern living with the charm of Hove. It is an ideal choice for any buyer looking for a stylish and spacious residence by the sea.

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## 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, Drury's 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: D

Internal measurements: 1,202 Square feet / 111.8 Square metres (including garage)

Tenure: Freehold

Maintenance charges: 50% split of any outgoings with ground floor flat, self managed.

Council tax band: D

Parking zone: W



# BERRIEDALE AVENUE

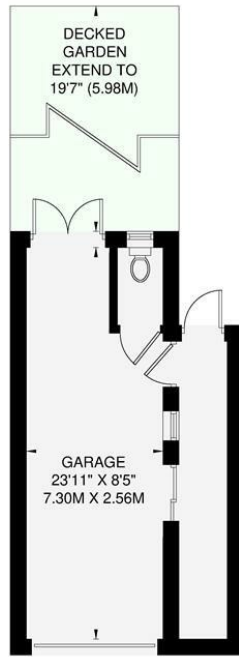
Hove

Approximate Gross Internal Area

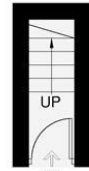
111.8 sq m / 1202 sq ft

Including Limited Use Area Of Garage

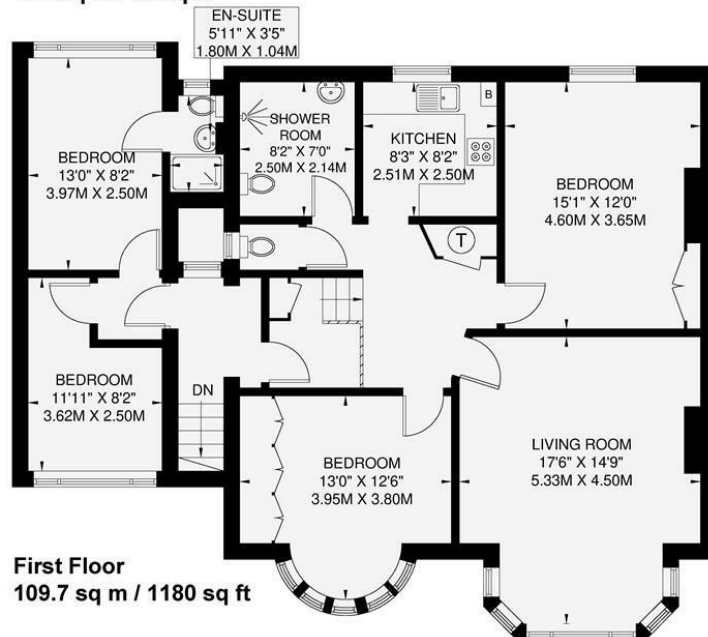
25.6 sq m / 275 sq ft



**Garage**  
25.6 sq m / 275 sq ft



**Ground Floor**  
2.1 sq m / 22 sq ft

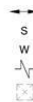


**First Floor**  
109.7 sq m / 1180 sq ft

H&N

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display  
Skylight

Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler



## VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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