



61 Berriedale Avenue

Hove, BN3 4JG

Guide price £1,100,000 - £1,200,000

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A substantial and beautifully presented four bedroom semi-detached family home, ideally positioned within one of Hove’s most highly regarded residential locations. Offering exceptionally versatile accommodation throughout, the property benefits from generous living space, off-street parking, a beautifully landscaped rear garden and the significant advantage of a stunning detached annexe.

Situated on the sought-after Berriedale Avenue, the property is perfectly placed for access to highly regarded local schools, nearby parks, excellent transport links and the wide range of amenities that Hove has to offer. Combining space, flexibility and an enviable location, this is an outstanding home ideally suited to modern family living.

Offering in excess of 1,700 sq ft of versatile accommodation including a self-contained detached annexe, this impressive property perfectly combines character features with contemporary living and a superb landscaped rear garden.

The ground floor centres around a stunning extended living and dining room measuring over 33 feet in length, providing an exceptional entertaining space with bay frontage, wooden flooring and excellent natural light throughout. To the rear, the modern fitted kitchen offers generous worktop and storage space along with a separate utility area and ground floor shower room.

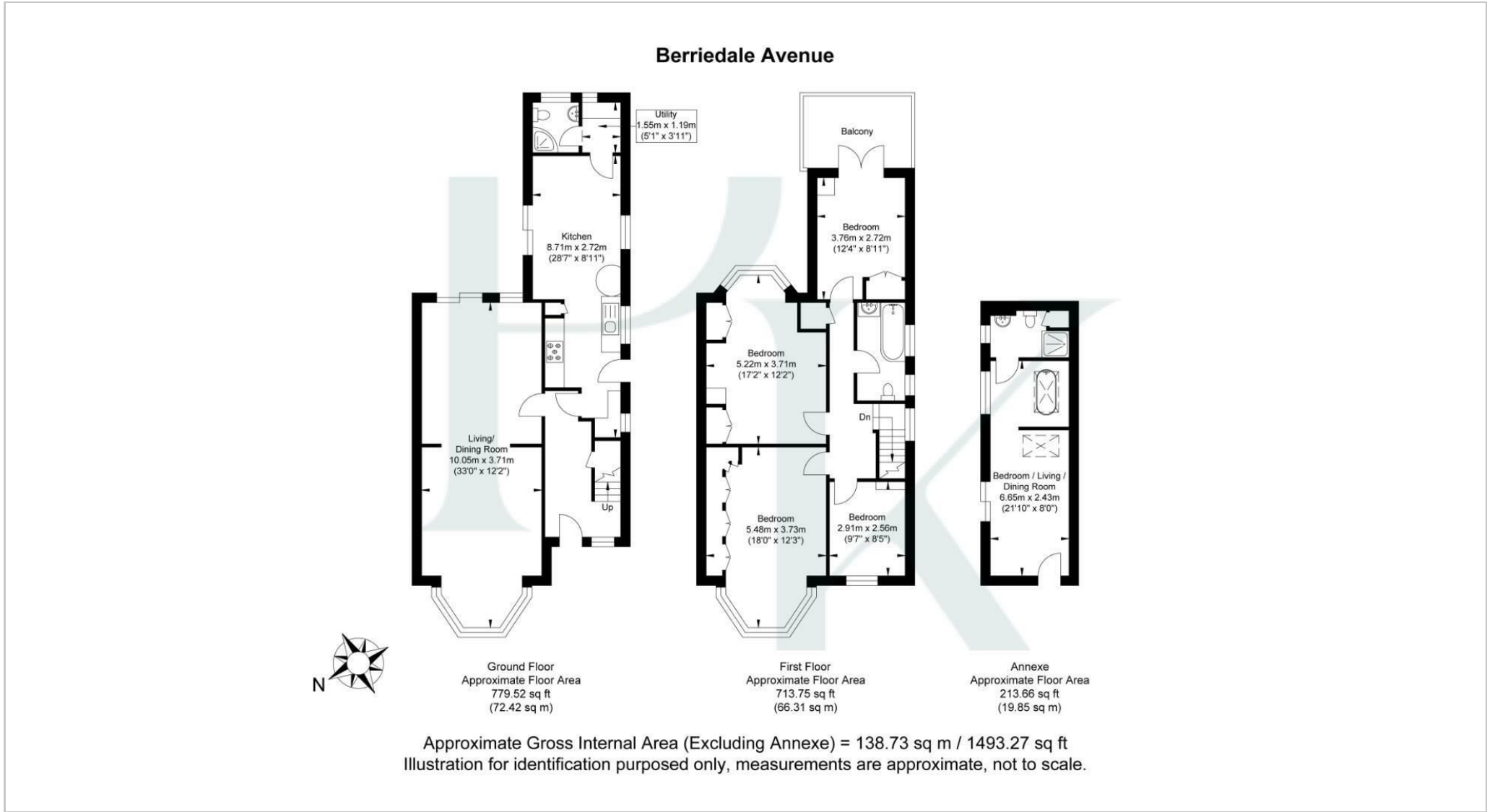
One of the standout features of the home is the beautifully designed garden room extension overlooking the rear garden, complete with large sliding doors and skylights, creating a bright and tranquil additional reception space.

Upstairs, there are four well-proportioned bedrooms arranged across two floors, including a spacious principal bedroom with direct access onto a private balcony overlooking the garden. The property also benefits from a contemporary family bathroom and an additional loft room/annexe space offering excellent flexibility for guests, home working or independent living.

Externally, the landscaped rear garden is a particular feature, with a large lawn, raised decking area and detached annexe/studio to the rear. To the front, there is off-road parking for multiple vehicles.

Berriedale Avenue is a sought-after residential location close to well-regarded schools, local amenities, Hove Park and excellent transport links into Brighton and beyond.

A superb family home offering generous accommodation, versatile living space and a wonderful balance of character and contemporary design.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan