

H&N



Park Avenue, Hove

Offers over £1,300,000

HEALY  
& NEWSOM

EST. 1990



# Park Avenue, Hove, East Sussex, BN3 5RF

An impressive detached house offering the perfect blend of modern living and period charm, with four spacious bedrooms and two inviting reception rooms, this home is designed to accommodate both family life and entertaining with ease.

As you enter, you are greeted by an abundance of natural light that fills the space, highlighting the elegant period features that adorn the property. The crisp white décor, complemented by original stained glass windows, creates a welcoming atmosphere that is both contemporary and timeless.

The heart of the home is undoubtedly the substantial kitchen dining room, which spans the full width of the property. This delightful space flows seamlessly into a conservatory, where the tiled flooring continues through to the elevated patio, perfect for al fresco dining. The west-facing rear garden is a true sanctuary, featuring a well-established kitchen herb garden, mature soft fruit bushes and a pear tree. The floral borders include a mature lilac, winter flowering cherry tree and bay tree, which surround the lawn area. The garden also includes external storage and useful gated side access.

Upstairs the sense of space continues with a gallery landing and full height stained glass window. The principal bedroom is an exceptional size with a bay window overlooking the avenue, a comprehensive range of wardrobes expand across one wall, with a walk in shower and wash hand basin. Three further well appointed bedrooms, bathroom and separate toilet complete this level. The substantial loft space lends itself to reconfiguration and extensions subject to necessary consents.

Additional conveniences include a utility room and bike storage within the garage, ensuring practicality for everyday living. The beautifully presented front garden enhances the property's curb appeal and provides off-road parking for two vehicles, a rare find in this desirable area.

This delightful home offers comfort, elegance and a connection to nature in a vibrant community.

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## Location

Park Avenue is a highly sought after location situated off New Church Road, Hove. This area forms part of the Portland Park estate, from which the builder, D. S. Barclay, sold the house to its first owner in 1932, at a time when high quality traditional and decorative materials were still obtainable.

The property is ideally positioned for well regarded local schools and parks and Hove promenade is less than a quarter of a mile in distance to the South. Nearby local shops and amenities are situated in Portland Road and Richardson Road parades. New Church Road leads directly to Hove's main thoroughfare which offers a wide selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre. Hove mainline railway station is approximately 1.3 miles in distance. Portslade and Aldrington train stations are both less than a mile away.

The welcoming neighbourhood offers a delightful lifestyle with easy access to the beach, local restaurants and amenities.

## Additional Information

EPC rating: E

Internal Measurement: 2,382 Sq ft / 221.3 Sqm

Council tax band: G

Parking zone: W



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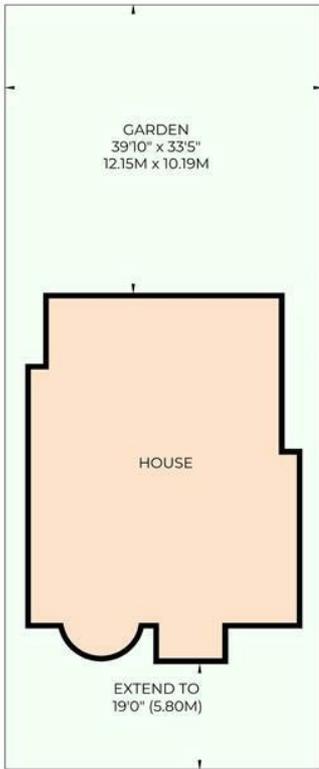
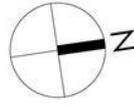


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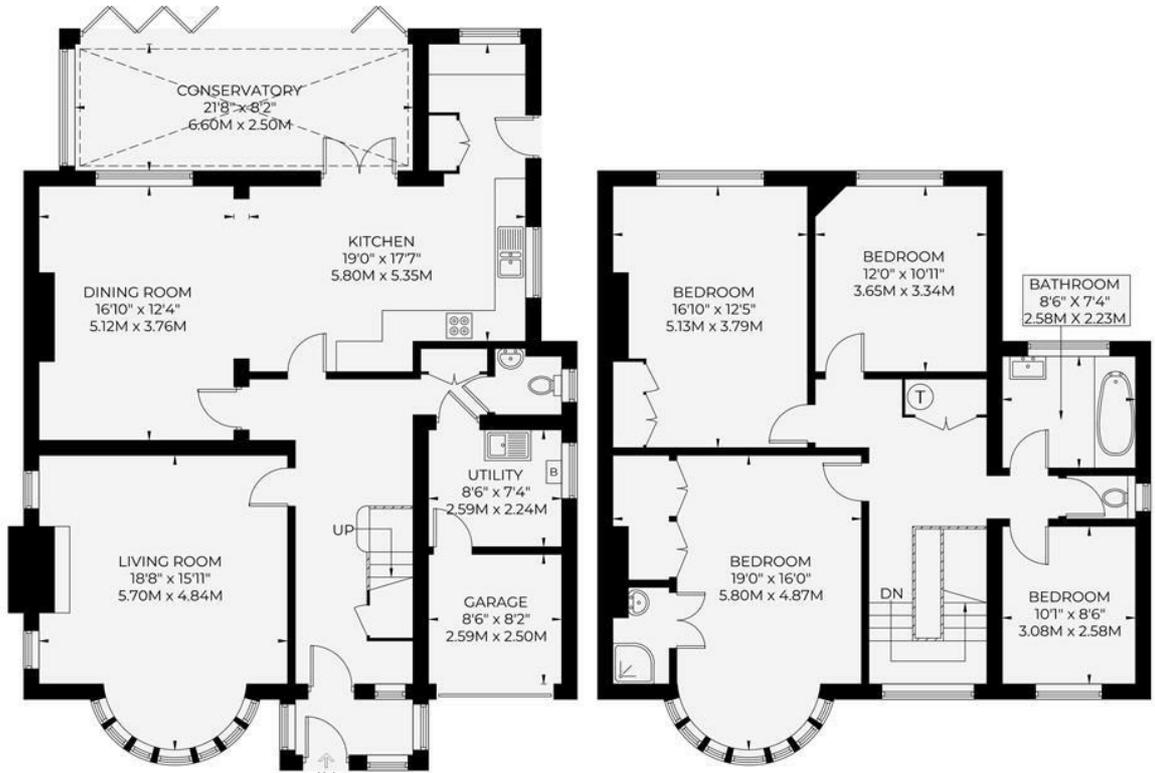


**APPROXIMATE GROSS INTERNAL AREA**  
221.3 sq m / 2382 sq ft

**INCLUDING LIMITED USE AREA OF**  
6.5 sq m / 70 sq ft



**Site Plan**



**Ground Floor**  
128.3 sq m / 1381 sq ft

**First Floor**  
93.0 sq m / 1001 sq ft

- |   |                              |      |                             |
|---|------------------------------|------|-----------------------------|
| → | Measuring Points             | (CH) | Ceiling Height              |
| S | Storage Cupboard             | T    | Hot Water Tank              |
| W | Fitted Wardrobes             | FF   | Integrated Fridge / Freezer |
| ↖ | Garden Shortened for Display | □    | Head Height Below 1.5m      |
| ☐ | Skylight                     | B    | Boiler                      |

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