



61 Berriedale Avenue

Hove, BN3 4JG

Guide price £1,200,000

A substantial and beautifully presented four/five bedroom semi detached family home of approximately 1,706 sq ft, located in a highly regarded residential position in Hove, offering generous living space, off street parking, a landscaped rear garden and the considerable advantage of a newly built detached annexe.



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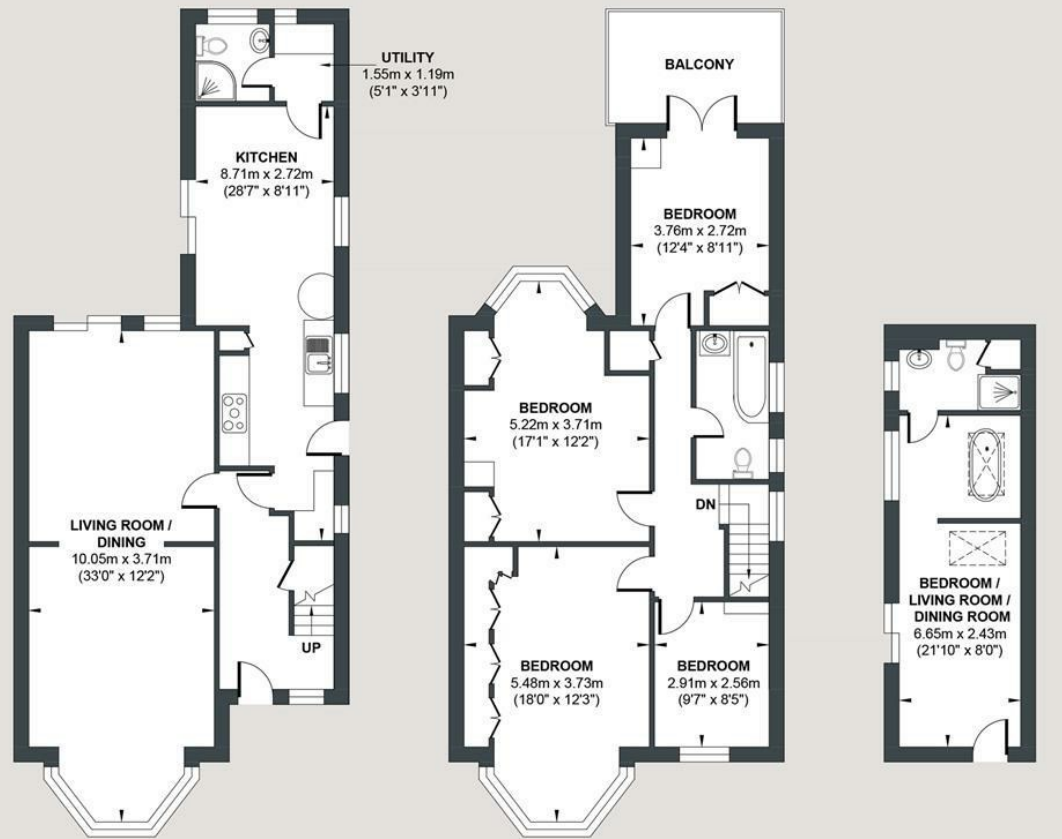
- Semi detached family home in a sought after Hove location
- Four good size first floor bedrooms
- Utility area
- First floor family bathroom
- Annexe with freestanding stone bath and separate shower room
- Approximately 1,706 sq ft including annexe
- Spacious kitchen and breakfast room
- Ground floor shower room
- Private balcony overlooking the rear garden
- Rear garden with decked terrace and lawn

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



BERRIEDALE AVENUE

Approx. Gross Internal Floor Area (Including Annexe) = 158.58 sq m / 1706.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
779.52 sq ft
(72.42 sq m)

FIRST FLOOR

Approximate Floor Area
713.75 sq ft
(66.31 sq m)

ANNEXE

Approximate Floor Area
213.66 sq ft
(19.85 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

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