



21B Holmes Avenue
Hove, BN3 7LB



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Offers in excess of £725,000

Some homes impress because they're beautifully finished. Others because they simply work. This detached home on Holmes Avenue does both.

Having been thoughtfully remodelled throughout, the property offers almost 1,100 sq ft of light-filled accommodation designed around modern family life. The centrepiece is the superb 23ft open-plan kitchen, dining and living space, where a front bay window, dressed with bespoke solid pine plantation shutters, creates an inviting sitting area, while bi-fold doors open seamlessly onto the rear garden. It's a space equally suited to everyday living, entertaining friends or long summer evenings outside.

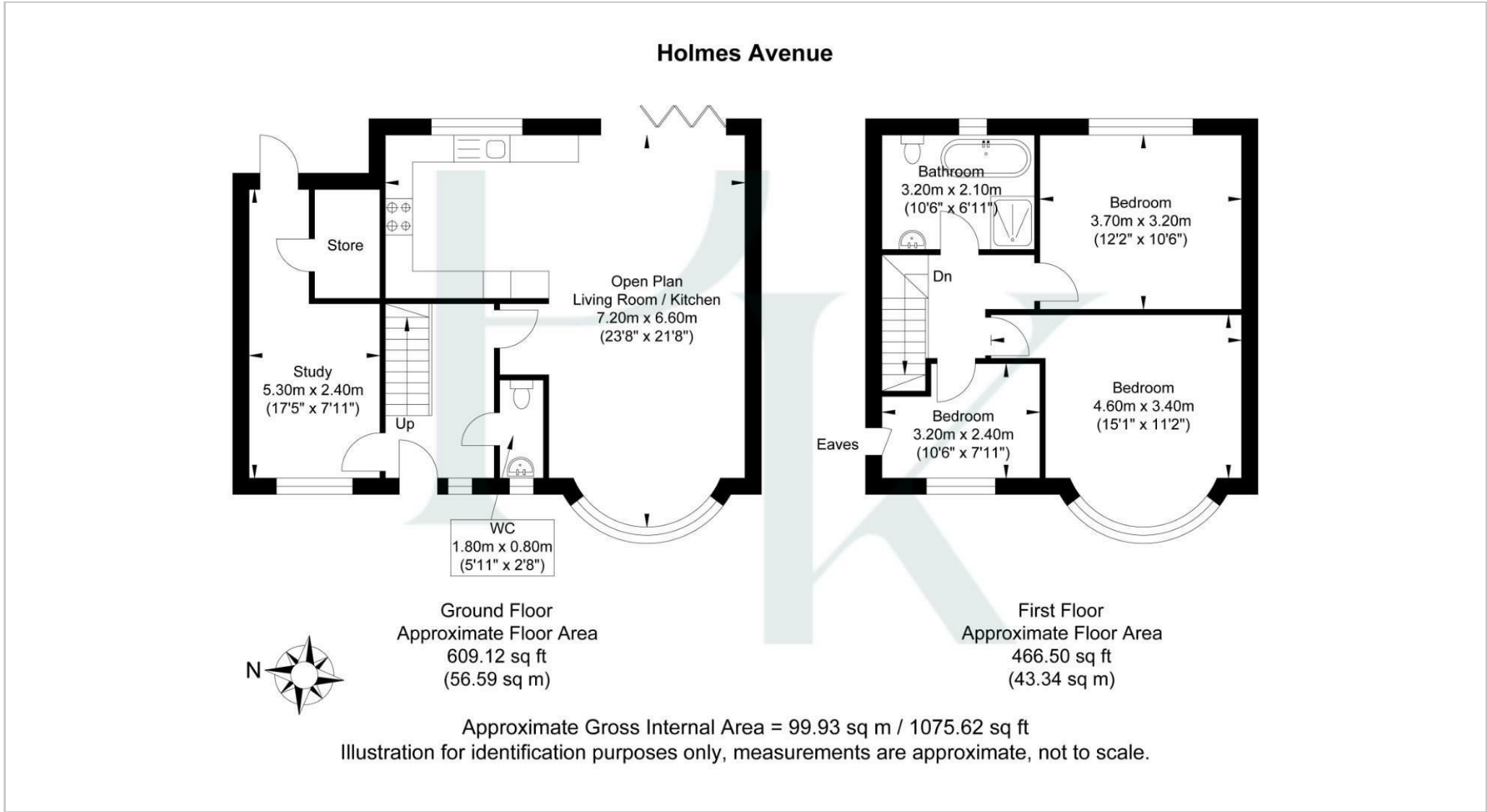
The contemporary kitchen combines clean lines with quality finishes, complemented by integrated appliances and generous workspace. A separate study provides the flexibility today's buyers are looking for, alongside a cloakroom and a useful store. Designed with both comfort and efficiency in mind, the home benefits from an energy-efficient air source heat pump and underfloor heating throughout, delivering year-round comfort with lower running costs.

Upstairs are two well-proportioned double bedrooms and a versatile third, including a generous principal bedroom with fitted wardrobes, all served by a beautifully appointed family bathroom featuring a freestanding bath and separate walk-in shower. Practicality continues with approximately 24 sq m of boarded loft space offering generous head height for extensive storage, together with a large built-in eaves cupboard accessed from Bedroom 3 – both in addition to the advertised internal floor area.

Outside, the landscaped rear garden has been designed for entertaining and low-maintenance living, with a decked terrace leading onto the lawn. To the front, a private driveway provides parking for multiple vehicles, while two built-in external stores offer excellent storage for bicycles, garden equipment and outdoor essentials.

Situated on the ever-popular Holmes Avenue, the property enjoys a peaceful residential setting within easy reach of highly regarded schools, local amenities, transport links and Hove's seafront.

Beautifully presented, intelligently designed and ready to move straight into, this is a home that balances contemporary style with effortless practicality.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	94
(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
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