



Marine Avenue, Hove

Offers in excess of £800,000

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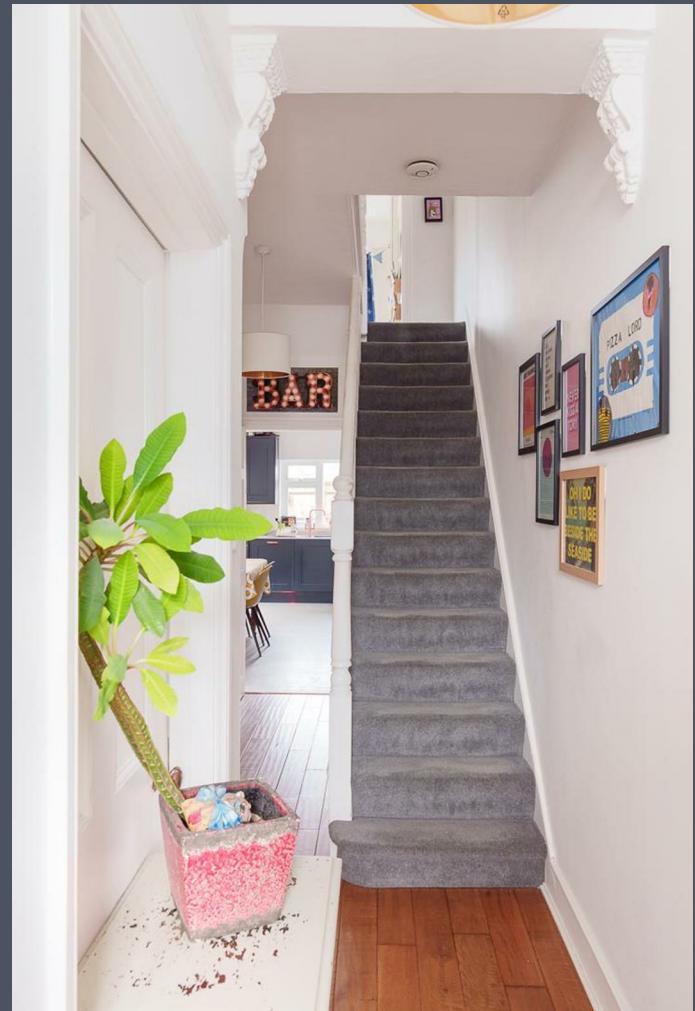
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Marine Avenue, Hove, BN3 4LH

A delightful semi-detached Edwardian family home with refurbished living space arranged over two floors that include bespoke carpentry throughout, adding a touch of individuality and craftsmanship to each room. The house boasts beautiful original features, including elegant internal doors, high ceilings, and stunning cornices that add character throughout. There are three double bedrooms, family bathroom and rear garden with gated access. With potential to extend into the loft, subject to necessary consents, this provides an opportunity to further enhance this already impressive property. This property is a rare find, combining historical elegance with modern convenience in a sought-after location.

A welcoming vestibule and entrance hall greets you, with original period features including corbels and ceiling cornices, there is also excellent storage with built in under stairs cupboards, pull out shoe racks and drawers. The south-facing living room features a charming fireplace and an exquisite original archway that leads into the rear reception room which is also bathed in natural light and has a door to the garden. The heart of the home is the extended open-plan kitchen diner, which showcases stylish LVT flooring and door that seamlessly connect the indoor and outdoor spaces.

Upstairs, you will find three generously sized double bedrooms, each with its own unique charm. The front bedroom spans the width of the property and features south-facing windows, a period fireplace, and fitted wardrobe. The other two bedrooms offer lovely views over the park, also complete with pretty original fireplaces and bespoke fitted wardrobes. The bathroom is tastefully designed with tongue and groove wood panelling, perfectly complementing the home's period style.

The rear garden is a tranquil retreat, complete with raised beds filled with mature plants that include a hydrangea, bay tree and beautiful clematis, gates provide direct access to the park and convenient side access.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park to the rear of the property. Hove promenade is less than a minute away, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here.

The property is situated a short distance from the local amenities of Richardson Road parade of shops and eateries, bus services affording access to the city centre and beyond are in close proximity. Hove mainline train Station is only approximately one and a half miles in distance, there is also easy access about a mile away, to Portslade train station. There is an array of well regarded schools and nurseries close by, such as St Christopher's and Hove Village nursery.

Additional Information

EPC rating: D

Internal measurement: 104 Square metres / 1,119 Square feet

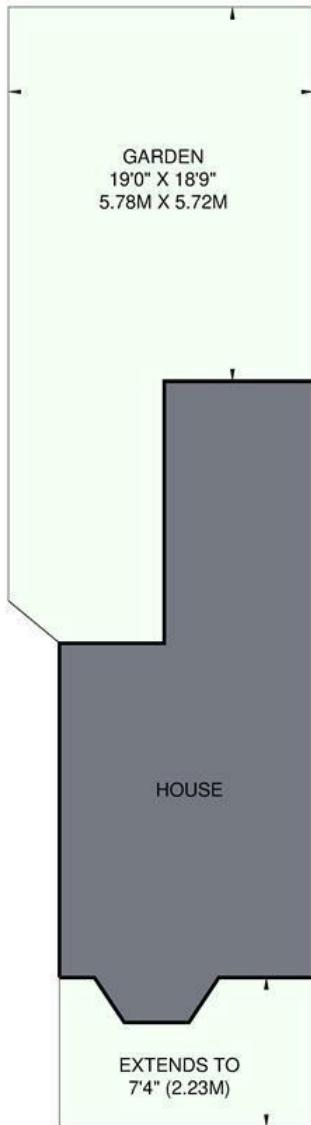
Council tax Band: D

Parking zone: W



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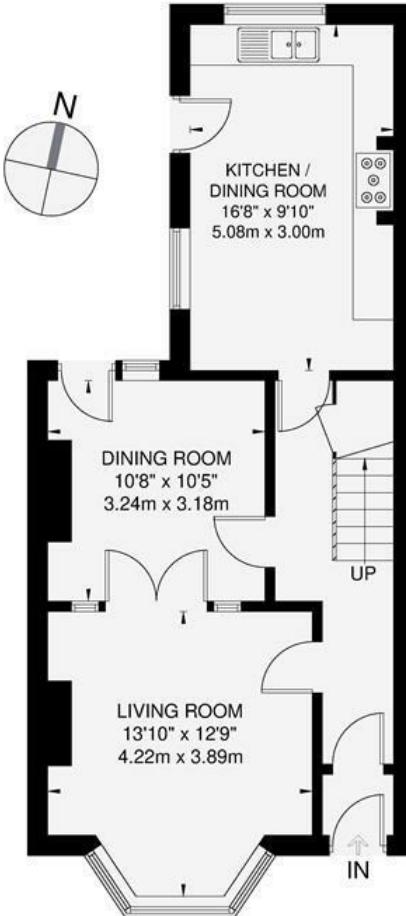


Site Plan

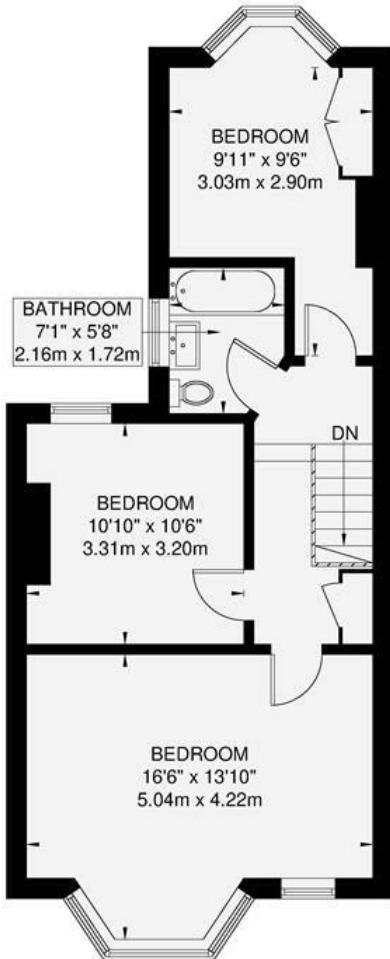
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance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

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Ground Floor
51.6 sq m / 555 sq ft



First Floor
52.4 sq m / 564 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 |



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 an 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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