



35 Holmes Avenue

Hove, BN3 7LB

Offers in excess of £700,000

A distinctive and characterful semi detached three to four bedroom family home offering approximately 1,579 sq ft of versatile accommodation, set on a generous plot along one of Hove's most established residential avenues.

The ground floor accommodation has been thoughtfully arranged and centres around an impressive extended kitchen dining room, which forms the heart of the home. This space is enhanced by a vaulted ceiling with exposed beams and a Velux roof window, creating a bright and spacious environment with excellent natural light. Double doors provide a direct connection to the rear garden, making this an ideal space for everyday family life and entertaining.

To the front of the house is a well proportioned reception room, currently used as a bedroom, featuring exposed wooden floorboards, a character fireplace and a square bay window overlooking Holmes Avenue. The ground floor also incorporates a further bedroom or separate study, offering flexibility for home working, guest accommodation or multigenerational living, along with a convenient ground floor shower room.

The first floor provides two generous double bedrooms served by a family bathroom. From the principal front bedroom, stairs rise to a mezzanine study, which leads through to a loft room, ideal for use as a creative space, dressing room, additional bedroom or private work area.

Externally, the rear garden is of excellent size, offering a good degree of privacy and backing directly onto the allotments, creating an open and attractive outlook. Set within the garden is a detached workshop or studio, accessed independently from the garden and well suited to hobbies, music, home working or professional use. To the front of the property there is off street parking.

Overall, this is a home that successfully combines character, flexibility and individuality, with scope to further enhance if desired, subject to the necessary consents.

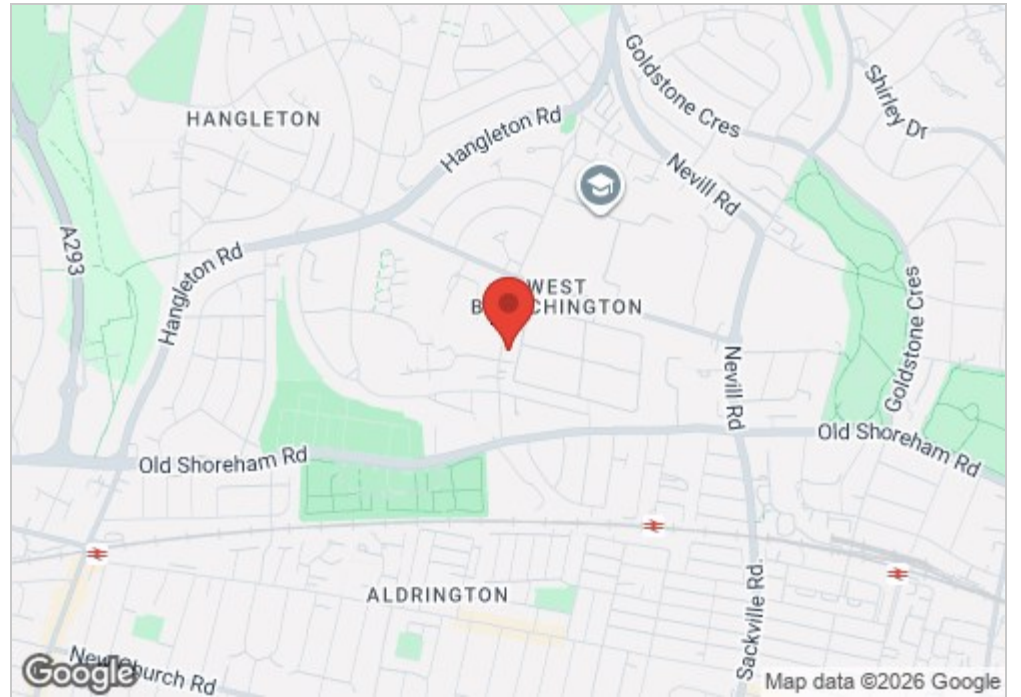
Location

Holmes Avenue is a well regarded residential avenue within the popular Goldstone Valley area of Hove, offering a peaceful setting while remaining exceptionally well connected.

The property is conveniently positioned within easy reach of Church Road, Portland Road and Blatchington Road, providing a wide range of independent shops, cafés, restaurants and everyday amenities. Poets Corner is within a ten minute walk and is particularly well known for its selection of cafés and charming local pubs, contributing strongly to the area's community feel.

Aldrington Station is also approximately a ten minute walk away, offering quick access to the centre of Hove and Brighton, as well as direct links to both Hove and Brighton mainline stations, making this an ideal location for commuters.

The area is further enhanced by nearby green spaces, well regarded schools and the seafront within easy reach, creating a location that combines lifestyle appeal with practical convenience.



- Semi detached three to four bedroom family home
- Extended kitchen dining room with vaulted ceiling, exposed beams and Velux window
- Flexible ground floor layout with additional bedroom or study and shower room
- Mezzanine study and loft room offering excellent home office or creative space
- Private rear garden backing directly onto allotments
- Approximately 1,579 sq ft of versatile accommodation
- Character front reception room with fireplace, exposed floorboards and square bay window
- Two generous first floor double bedrooms served by a family bathroom
- Detached workshop or studio positioned within the rear garden
- Off street parking

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		
	61	75
England & Wales	EU Directive 2002/91/EC	

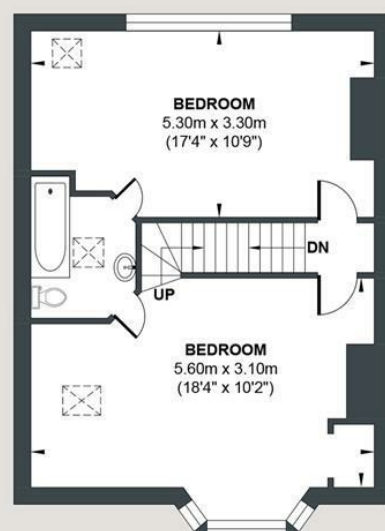
HOLMES AVENUE

Approx. Gross Internal Floor (Excluding Outbuilding) Area = 146.71 sq m / 1579.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
833.77 sq ft
(77.46 sq m)



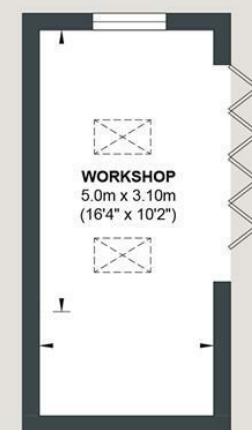
FIRST FLOOR

Approximate Floor Area
543.25 sq ft
(50.47 sq m)



SECOND FLOOR

Approximate Floor Area
202.14 sq ft
(18.78 sq m)



SECOND FLOOR

Approximate Floor Area
226.90 sq ft
(21.08 sq m)



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All measurements are approximate

