

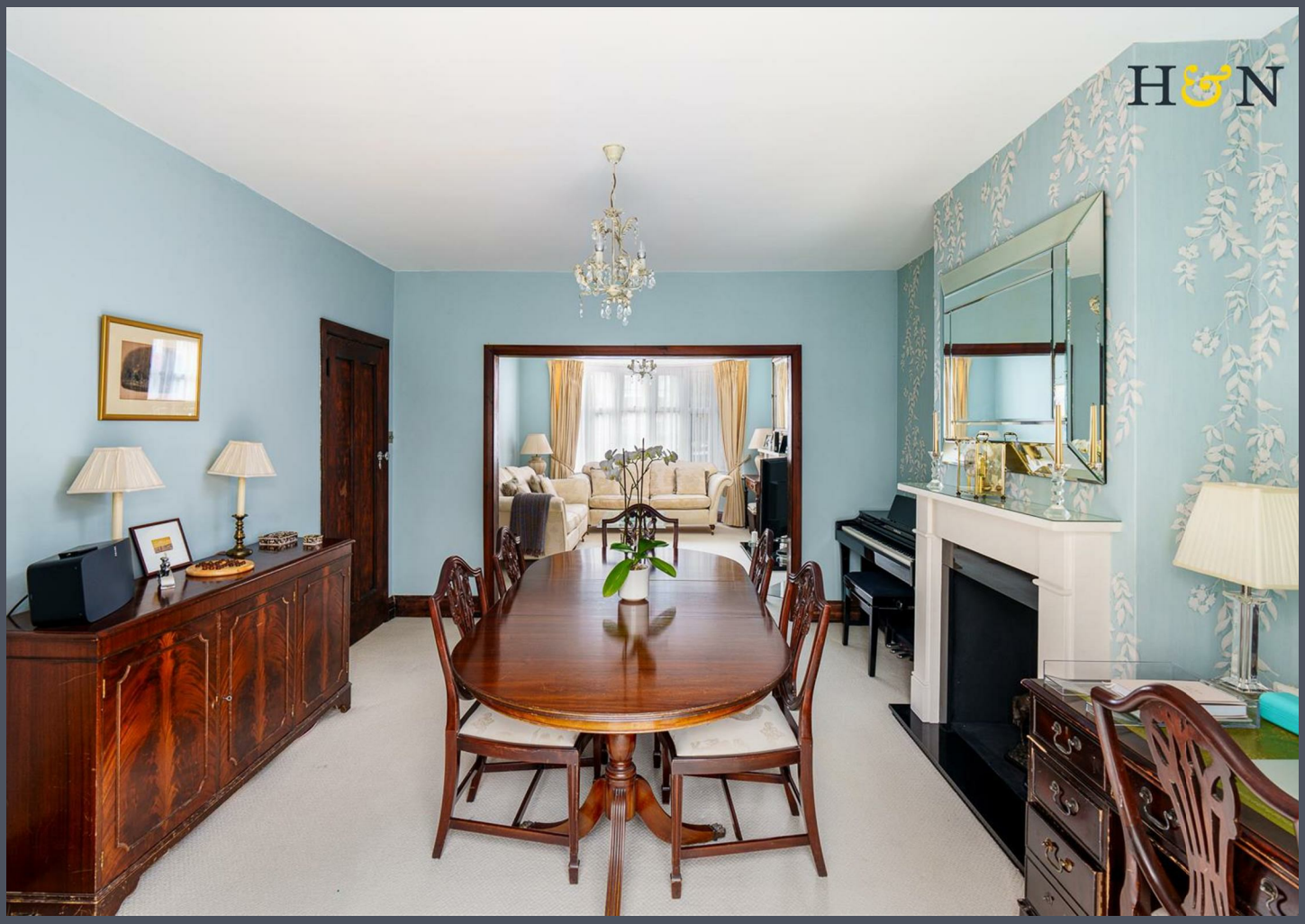
Berriedale Avenue, Hove

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EST. 1990












BREAD

Berriedale Avenue, Hove, BN3 4JG

£1,075,000

A substantial 1930s house offering a perfect blend of comfort and style, this charming property boasts four well-proportioned bedrooms, making it an ideal family home. The two inviting reception rooms provide ample space for relaxation and entertaining, while the extended open-plan kitchen diner is a true highlight; featuring doors that lead directly to the beautifully landscaped rear garden, perfect for enjoying sunny days.

There is off road parking to the front of the property and a garage located at the rear. This property presents a wonderful opportunity for those seeking a versatile and welcoming home in a vibrant community by the sea.

This period property has a spacious entrance hall with an original stair case rising to the upper floors. Thoughtfully designed throughout the bay fronted living room has a real flame gas fire and connecting doors to the dining room which allows natural light to flow through both rooms and provides a convenient separation of the space, the total length of the through rooms measures approximately 31'8 (9.6 meters).

In the heart of the home as the impressive open plan kitchen with space for seating and dining, the bespoke fitted kitchen has granite work tops, integrated appliances that include a fridge, double oven and five ring gas hob. Charming bifold glazed doors open to the landscaped rear garden that has been carefully planted with a mixture of evergreen shrubs and small trees, an excellent example of indoor, outdoor living. The utility room adds practicality to daily living and has space for a dryer, washing machine and fridge freezer, there is also a butler sink that is original to the house. There is also a convenient cloakroom in addition to ample storage throughout the house, catering to all your organisational needs.

Upstairs there is a principal bedroom to the front of the property with a spacious ensuite, ensuring privacy and comfort. Two further double bedrooms are on this floor and a family bathroom. The bathrooms both have double shower enclosures with power showers. The spacious landing has stairs rising to the top floor which has a further double bedroom and lots of eaves storage space.

At the front of the property there is off road parking parking and a drive leading to a garage for additional storage or parking, both the front and rear gardens have external power, lighting and water.

The delightful rear garden has been perfectly landscaped with seating and patio areas, there are shaped borders containing many mature trees and shrubs including a tree fern and scented Jasmin plants, a thoughtfully planted garden which creates a tropical retreat and beautiful space to relax and unwind.

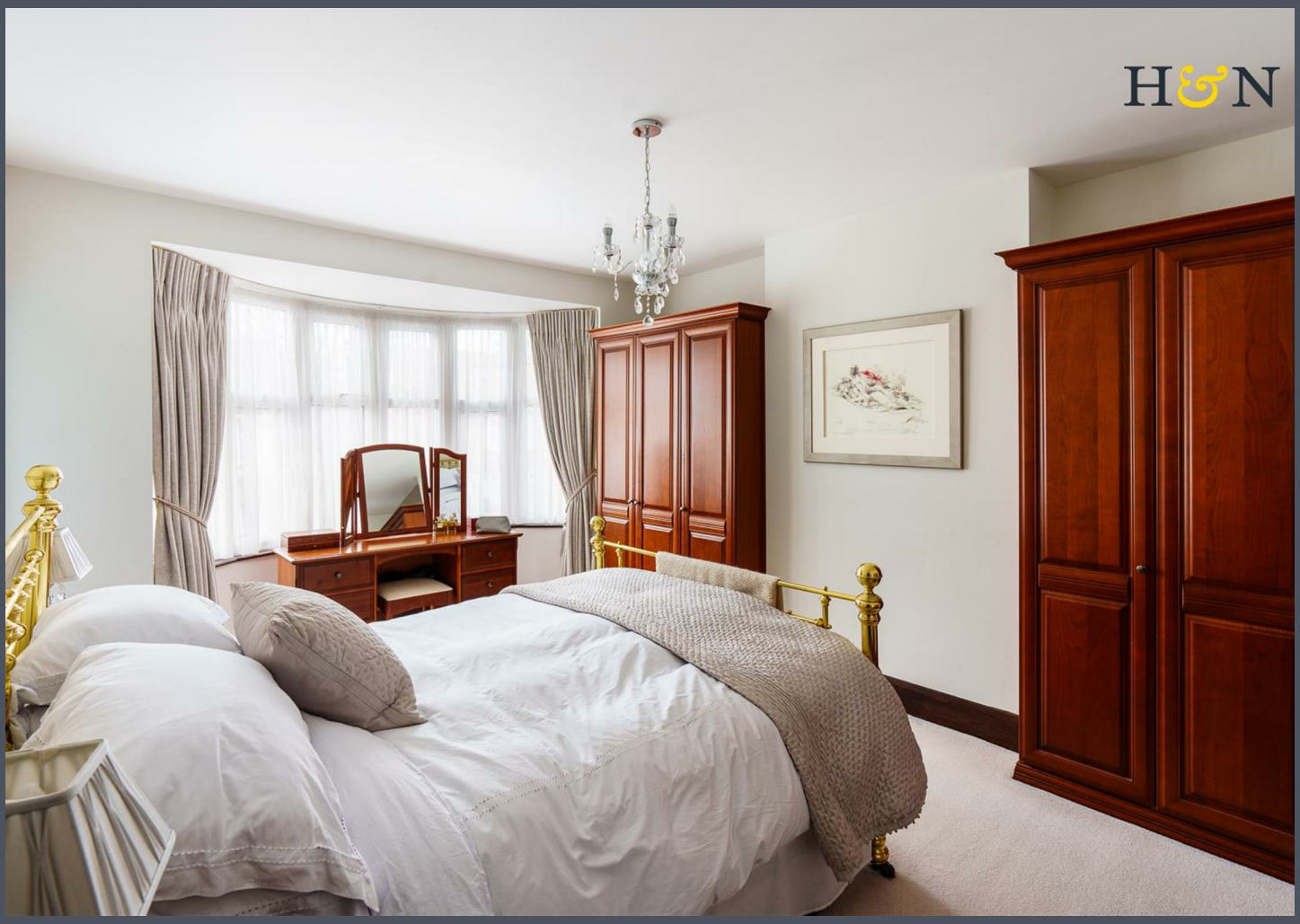
Location

Berriedale Avenue is a tree lined street leading in a southerly direction to Hove seafront. There is a community feel with many events and street parties arranged in the area. The comprehensive local shops in Richardson Road include a general store, Morrisons, barbers, a butchers, organic green grocers, Drurys coffee house, hairdressers and beauticians.

Hove promenade is less than a minute away while along leafy New Church Road there is an abundance of desirable schools and nurseries reflecting this area which attracts young families, there is also easy access to Hove's central shopping district, the main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. The property is approximately 1.3 miles in distance from Hove station and less than a mile to Aldrington station.

Additional Information

EPC rating: E
Internal measurements: 1,908 Square feet / 177.3 Square metres
Council tax band: E
Parking zone: W
Tenure: Freehold













(FLOOR AREA INCLUDES GARAGE)

TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HEALY &NEWSOM
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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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