



Jack Taggart & Co  
RESIDENTIAL SALES AND LETTINGS



**£650,000**  
**Holmes Avenue**  
Hove, BN3 7LA

## PROPERTY SUMMARY

This well positioned property is located in the extremely popular Holmes Avenue, Hove. Within walking distance to all local amenities, bus routes into Brighton & Hove's city centre and Brighton & Hove's mainline train station, Aldrington station is also close by. Not too far away is the prestigious Hove Park, which makes this location ideal if you are looking to get that bit more for your money but something not too far out of town. You are also surrounded by many desirable schools which are within walking distance from this perfect family home.

Jack Taggart & Co are delighted to offer you this well presented three double bedroom semi detached house situated in the sought after and very popular Holmes Avenue. Entering this large family home you have a spacious entrance hall with a newly fitted downstairs W/C and shower, off the hallway is an open plan living room/ kitchen/ dining area. This superb entertaining space is light throughout which also benefits from sliding doors leading onto your private patio and lawned garden. The kitchen benefits from newly fitted household appliances which also has a separate utility area. Upstairs are three well proportioned double bedrooms a larger than most landing area making this house ideal if you ever wanted to extend or convert the loft space.

This beautiful property is ready to move into, benefits from new double glazing throughout, has had a complete re wire and boiler fitted with gas central heating. The house will also be sold with plans already approved by the council that can be requested upon enquiry. Buying this fantastic property you will also benefit from off street parking, a shared drive, garage, ginormous lawned garden and NO CHAIN. Viewing is highly recommended.

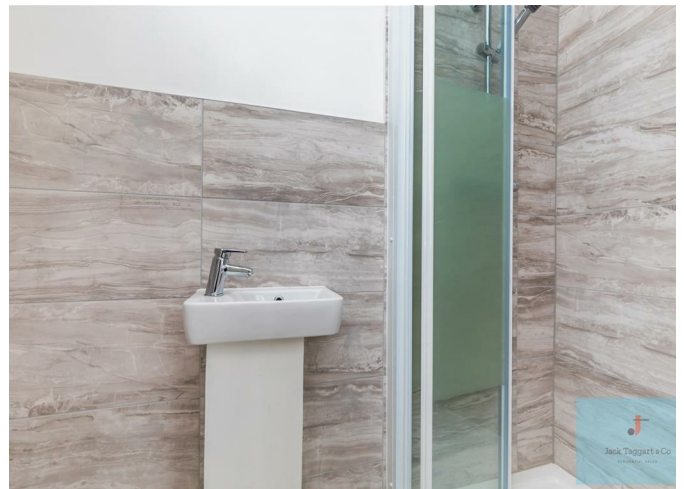
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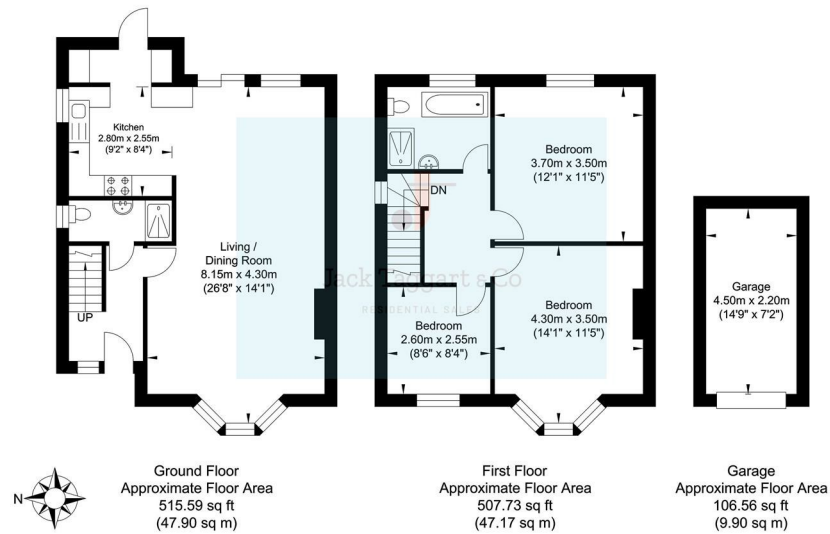
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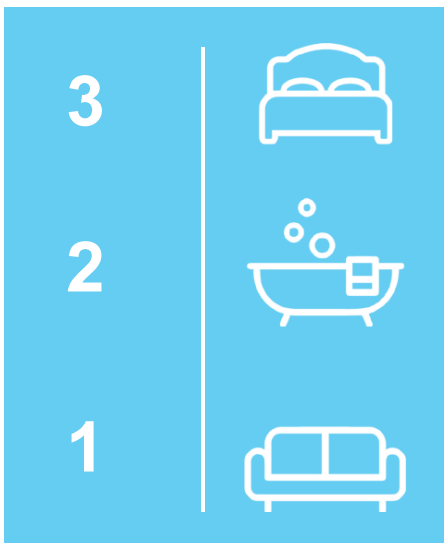




## Holmes Avenue, Hove



Approximate Gross Internal Area = 104.97 sq m / 1129.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
55 Queen Victoria  
Avenue  
BN3 6XA

**OFFICE DETAILS**  
01273 974929  
sales@jacktaggart.co.uk