



6 Aldrington Avenue

Hove, BN3 7EN

Guide price £600,000

GUIDE PRICE £600,000 - £625,000

Nestled in the desirable area of Aldrington Avenue, Hove, this charming house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The reception room is designed with a neutral colour palette, creating a warm and inviting atmosphere.

The heart of the home is the well appointed modern kitchen, which has been thoughtfully planned to provide ample storage and functionality. It is a delightful space for cooking and entertaining which flows seamlessly to the open dining space that has elegant French doors leading to the garden. This feature not only enhances the flow of natural light but also allows for easy access to the outdoor area.

The west-facing garden is a true gem, providing a lovely outdoor retreat to enjoy the afternoon sun. It is perfect for relaxing or hosting gatherings with friends and family. Additionally, the property boasts off-street parking for two cars, a valuable asset in this sought-after location.

This house on Aldrington Avenue is a wonderful opportunity for those looking to settle in a vibrant community, with local amenities and the beautiful Hove seafront just a short distance away. Aldrington Station is a stones throw away with access to London Victoria in an hour and 15 minutes. With its appealing design and practical features, this property is sure to attract interest from a variety of buyers. Lastly, outstanding West Hove Primary and St Christophers Prep School are within walking distance along with Stoneham Park making this a wonderful area to raise a family.

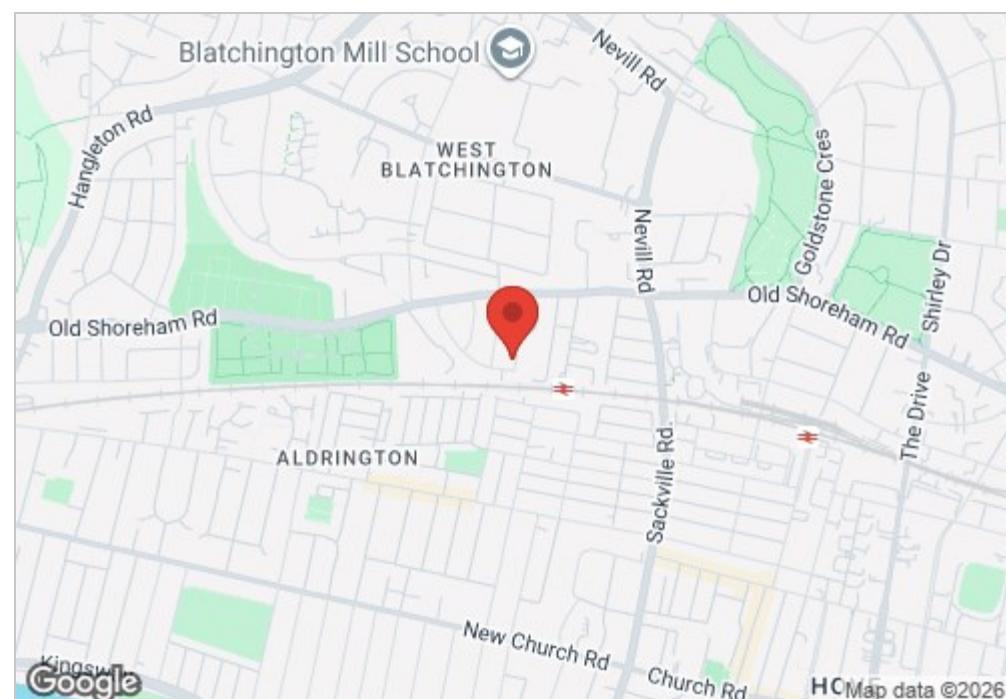
Viewing is highly recommended.

- Semi-Detached House
- x1 Bathroom
- Open Dining Room / Kitchen
- Wide Entrance Hall
- Side Access to Garden
- x3 Bedrooms
- Separate Front Reception Room
- Downstairs W/C
- West Facing Garden
- Off-Street Parking for x2 Cars

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		
England & Wales		
EU Directive 2002/91/EC		



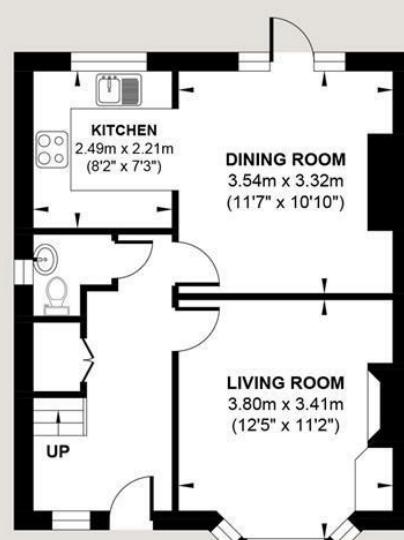
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ALDRINGTON AVENUE

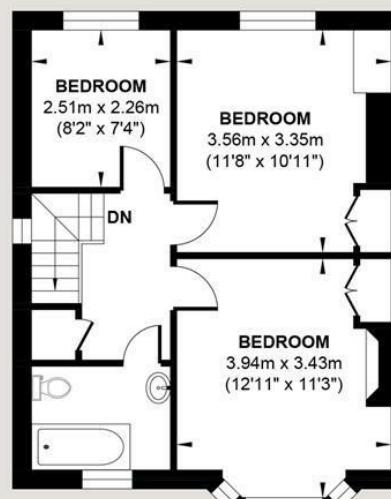
Approx. Gross Internal Floor Area = 81.62 sq m / 878.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
439.38 sq ft
(40.82 sq m)



FIRST FLOOR

Approximate Floor Area
439.16 sq ft
(40.80 sq m)



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All measurements are approximate

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