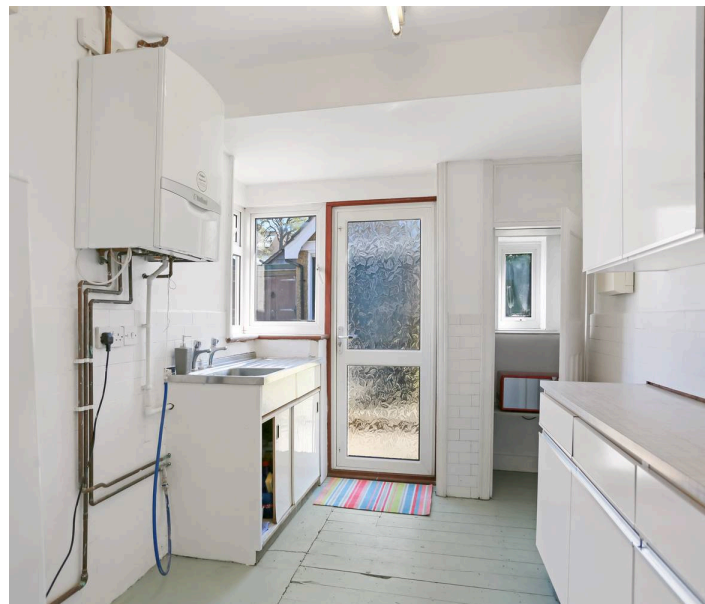




Acacia Avenue

Hove

Guide Price £475,000 – £500,000



Acacia Avenue

Hove

Ideally situated with easy access to Old Shoreham road, Hove Park and Aldrington Station; a THREE BEDROOM SEMI-DETACHED HOUSE with a generous-sized REAR GARDEN, a GARAGE and OFF-STREET PARKING. Sold with NO ONWARD CHAIN.

A classic semi-detached family home offering fantastic potential for a new owner to make it their own. The property retains a traditional layout, featuring a spacious lounge, a separate dining room and a kitchen positioned to the rear.

Upstairs, there are three bedrooms, with the two principal rooms benefiting from built-in wardrobes, along with a family bathroom. The loft space has been partially boarded.

Externally, the property includes a garage and a shared driveway. The 53ft rear garden is a particularly generous size and mainly laid to lawn, providing excellent outdoor space.

There is also further scope to extend or enlarge the property, subject to the usual consents.

In The Local Area

Located with easy access of the Old Shoreham Road, the wealth of shops, bars and restaurants of Portland Road and Poets Corner are all within easy reach.

Hove Park offers an abundance of outdoor facilities and activities ranging from tennis courts, children's playground and gardens to a cafe and picnic area.





A Waitrose superstore and West Hove Sainsburys are both easily accessible and nearer to home the local shops and amenities of Old Shoreham Road are close at hand.

A short drive and regular bus services take you into the centre of Brighton and Hove, and onto the seafront, beach and promenade. Aldrington train station is nearby, while approximately a mile away Hove station offers convenient mainline routes for commuters to London and Gatwick.

Local schools include Cottesmore St. Mary's Catholic primary School, Cardinal Newman School and Sixth Form, and Brighton Girls School, Goldstone Primary School, BHASVIC Sixth Form College, Blatchington Mill School, Hove Park School and Sixth Form Centre, West Hove Infant School, Hove Junior School and The Drive Prep School, along with the Bilingual Primary School.

Further Information

The property is not in a controlled parking zone. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

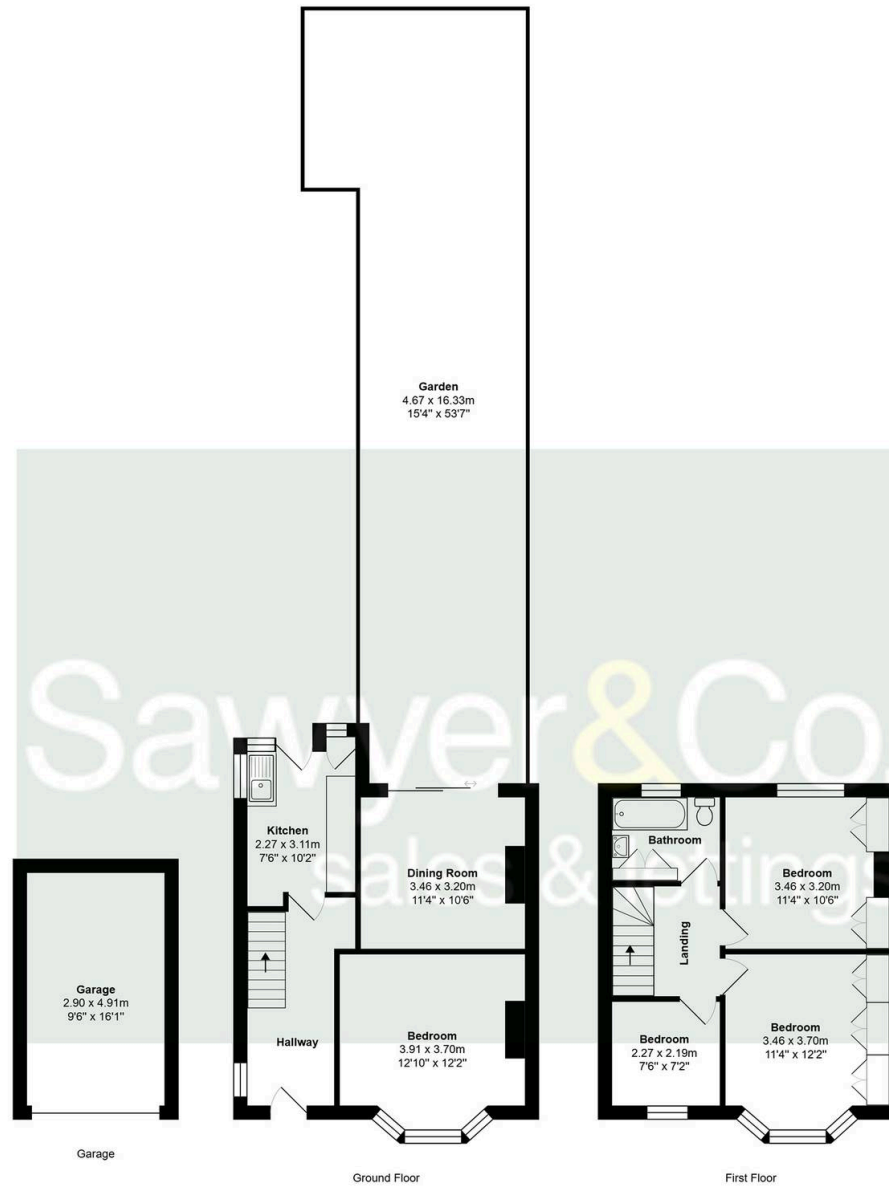
EPC rating - TBC.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.

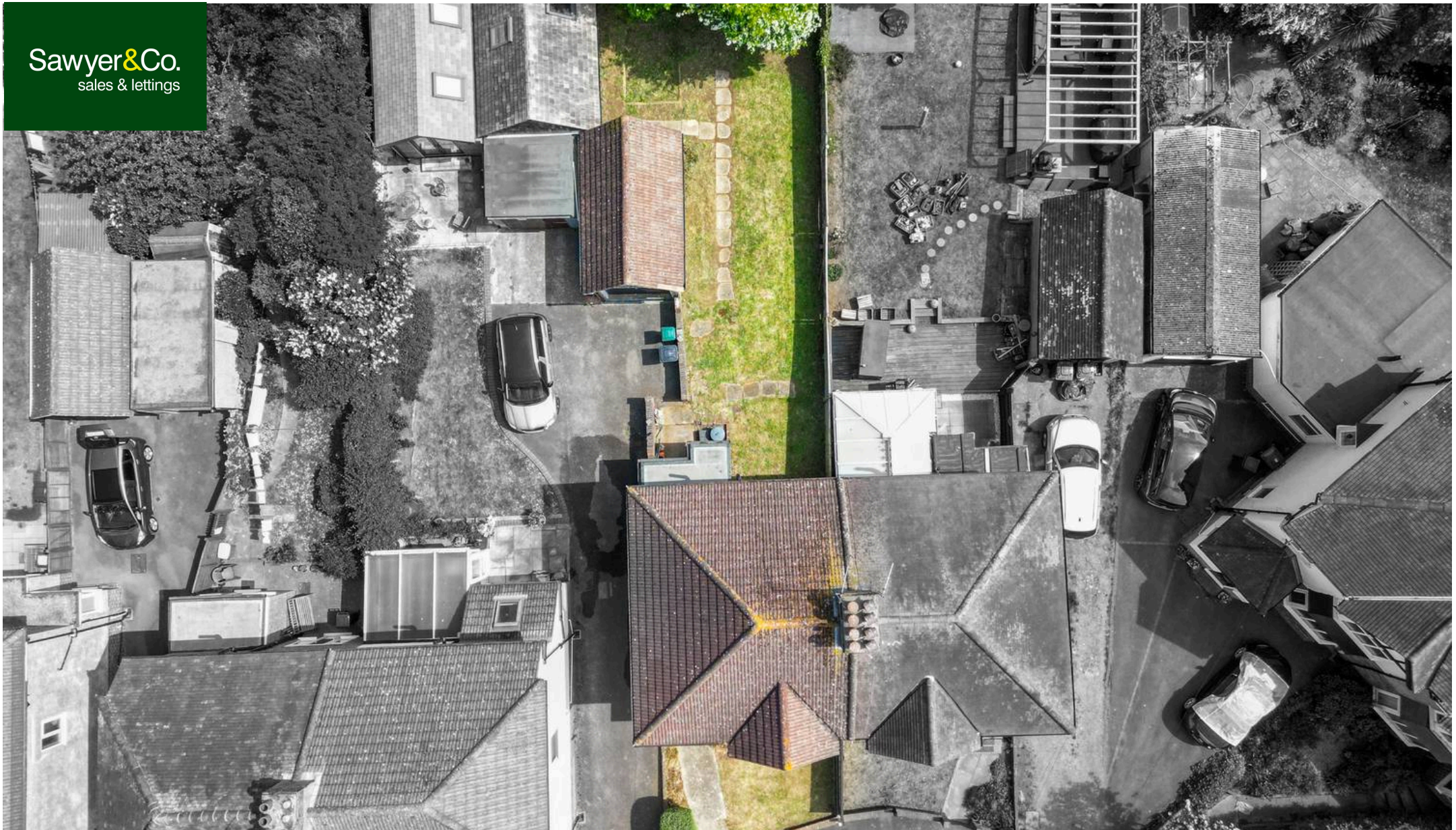




Total Area: 94.7 m² ... 1020 ft² (Including garage and excluding garden)

Total Floor Area: 80.5m²... 866 ft²(Excluding Garage & Garden)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.