Welbeck Avenue, Hove

Guide price £475,000 to £500,000

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Welbeck Avenue, Hove, East Sussex, BN3 4JQ

Guide Price £475,000 to £500,000

A delightful two-bedroom garden flat offers a perfect blend of comfort and convenience. With a share of the freehold, this property is an excellent opportunity for those seeking a spacious and well-appointed home.

As you approach the flat, you are greeted by a block-paved driveway adorned with shaped flower beds, leading to a welcoming front porch. Upon entering, you will find an entrance hall featuring original parquet flooring and elegant wood panelling, setting a warm and inviting tone.

The living room is a highlight of the property, boasting recently installed sliding doors that open directly onto a private rear patio garden. This outdoor space is designed for low maintenance, featuring composite decking and Portuguese Laurel plants that provide year-round greenery and a sense of seclusion. It is an ideal spot for relaxation or entertaining guests.

The kitchen is well-equipped with an integrated oven and induction hob, along with space for a washing machine, dishwasher and fridge freezer, making it both functional and stylish. The impressive bay-fronted double bedroom comes complete with fitted wardrobes and a convenient shower enclosure, while the second bedroom is dual aspect, allowing for an abundance of natural light.

The bathroom is thoughtfully designed with a shower bath, W.C. and wash basin, complemented by a separate W.C. off the entrance hall for added convenience. Additionally, the property features a detached garage, currently utilised as a gym and utility area, with a further door leading to a storage shed.

With off-road parking and driveway, this garden flat is not only a beautiful home but also a practical choice for modern living.

Location

The property is located in a welcoming community and is in close proximity to the Richardson Road parade of shops that include an independent barbershop, butchers, grocers, Drurys coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community and an annual street party, further comprehensive shopping facilities can be found in George Street, Church Road and Boundary Road.

Hove promenade is moments away where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. This excellent and convenient location is close to several parks and recreational areas including Wish Park and Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

There is a choice of main line train stations, Portslade Station (1 mile in distance) and Hove station (1.4 miles away), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, many towns and villages along the A259 coastal road and A27, there is also easy access to London via the M23. The district is well served with regular bus services providing access into the city centre, with bus stops conveniently located at the end of the road.

Additonal Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 1,034 Square feet / 96 Square metres
Tenure: Leasehold to include a share of the Freehold
Maintenance charges: Maintenance charges: 50/50 split on an ad-hoc basis
Council tax band: C
Parking zone: W

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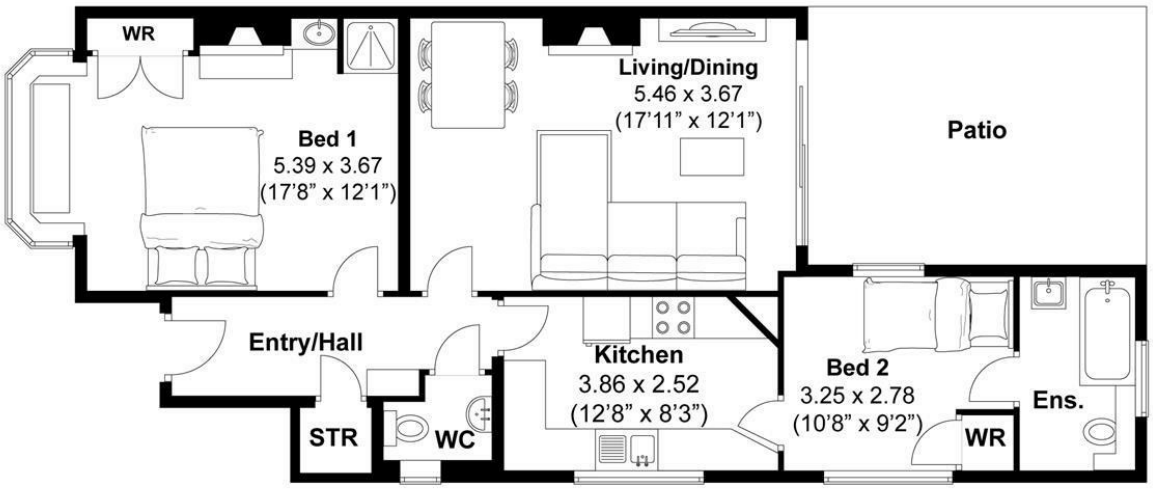
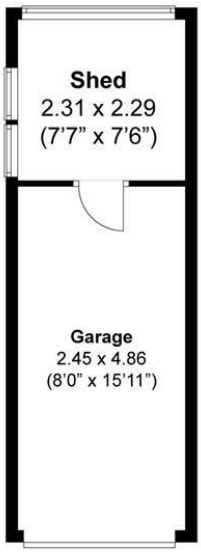
Approximately 96 sqm (1034 sqft)



GROUND FLOOR



(NOT IN POSITION)

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Disclaimer:
The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.

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