

Derek Avenue, Hove

£900,000

HEALY & NEWSOM

EST. 1990













Derek Avenue, Hove, BN3 4PE

A light and spacious three-bedroom house offering a perfect blend of modern living and classic comfort, this property provides ample space for both relaxation and entertaining. The open-plan living area seamlessly connects the dining space and kitchen, creating a warm and inviting atmosphere that overlooks the beautifully maintained rear garden. The front aspect living room has a new log burner, perfect for cosy evenings at home. This property also has the luxury of having air conditioning installed, is fully double glazed and has a remote controlled garage door.

The wonderful home boasts two bathrooms, including an ensuite in the principal bedroom, which is situated on the top floor and features a lovely Juliette balcony with garden and tree top views. Additionally, a convenient ground floor cloakroom and a separate utility room enhances the practicality of this home. On the first floor there are two double bedrooms with one currently being used as a dressing room with fitted storage systems on two sides that include a dressing table and lighting.

This thoughtfully extended home includes a rear sunroom, allowing natural light to flood the living spaces and providing a serene spot to unwind. The established private rear garden, has been recently landscaped to include a garden Breeze house that includes heating and appliance provision for a fridge, providing an ideal outdoor retreat for family gatherings or quiet evenings.

There is a private drive with off road parking space for two vehicles and a garage suitable for another car or storage, ensuring easy parking options for the household or guests. The location is truly exceptional, just moments away from the stunning Hove seafront and within easy reach of well-regarded schools, making it an ideal choice for families.

A wonderful residence in a welcoming community, with tasteful styling throughout and a perfect blend of indoor and outdoor living, this is an ideal home for any family.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Hove Beach Park, Rockwater and Babble hospitality venues situated on the seafront. 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 grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

This home is ideally positioned for well regarded educational facilities that include Kings School, West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station (approximately 0.6 miles in distance) and Hove station (1.7 miles away), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services from the end of the road, providing easy access into the city centre and surrounding areas.

Additional Information

EPC rating: D
Internal measurement: Approximately 1,674 square feet / 155.5 square meters (including Garage / Excluding Breeze House)
Council tax band: E
Parking zone: L
Special Features: Air conditioning, exterior plug points, electronic remote controlled blinds in top floor bedroom.

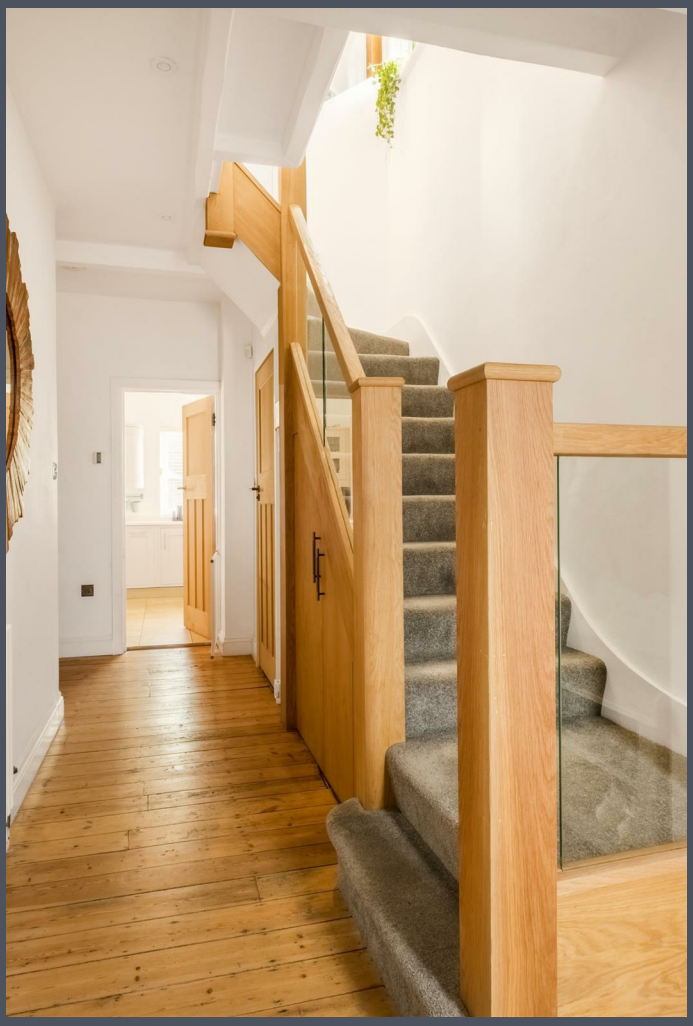
Anti-Money Laundering (AML) Checks

In accordance with current Anti-Money Laundering regulations, Healy & Newsom Estate Agents are required by law to verify the identity of all prospective purchasers. Upon having an offer accepted, you will be required to undergo identity verification and AML checks via a specialist third party service. A fee of £35 (inclusive of VAT) per purchaser will be payable to cover the cost of these checks, in advance and prior to a sales memorandum being issued. This fee is non-refundable. Further details of the verification process will be provided upon offer acceptance.











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Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft
(Including Garage / Excluding Breeze House)



Illustration for identification purposes only, measurements are approximate,
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