



Rowan Avenue, Hove, BN3 7JH

Offers Over **£550,000**

**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Extended Semi Detached Family Home
- Three Bedrooms
- West Facing Rear Garden
- Fantastic Kitchen/Dining/Family Room
- Separate Living Room
- Utility Room with WC
- Garage and Off Road Parking
- Sought After Family Location
- Close to Shops, Cafes and Schools
- Walking Distance to Station

Very well presented and extended semi detached family home. Separate living room, fantastic kitchen/dining/family room with bi-folding doors, utility room with WC, three bedrooms, west facing rear garden, garage and off road parking. Great family location.





## INTERNAL/EXTERNAL

A beautifully presented and thoughtfully extended semi detached family home, ideally positioned in this popular residential area of Hove, perfectly placed for local shops, highly regarded schools, parks and the mainline station.

The property opens into a welcoming entrance hall, setting the tone for the light and well balanced accommodation throughout. To the front of the home is a separate living room, offering a comfortable and stylish space to relax. To the rear, the home has been extended to create an impressive open plan kitchen, dining and family room, which forms the true heart of the house. This superb space is ideal for modern family life and entertaining, with bi-folding doors opening directly onto the west-facing rear garden, allowing natural light to flood in throughout the afternoon and evening. A useful utility room with WC completes the ground floor. On the first floor there are three bedrooms, all served by a modern family bathroom.

Outside, the rear garden enjoys a desirable westerly aspect and is arranged with a combination of lawn and patio, providing an excellent space for outdoor dining and play. Gated side access leads through to the garage, offering additional storage or parking options, while there is off road parking at the front of the property.



## LOCATION

Rowan Avenue is a particularly well regarded residential road in Hove, popular with families and professionals alike due to its convenient setting and strong community feel. The property is ideally placed for a wide range of local amenities, with nearby shopping parades offering everyday conveniences, cafés and independent retailers.

The area is well served by excellent schools for all ages, making it a highly desirable location for families. Hove and Portslade mainline stations are both within easy reach, providing regular and direct services to London and along the coast, ideal for commuters. For those who enjoy outdoor space, several well-maintained parks and green spaces are close by, offering playgrounds, sports facilities and pleasant walks.

Road links are also easily accessible, with straightforward routes out of the city and towards the A27 and A23. Combined with its proximity to the seafront, vibrant central Hove and Brighton, Rowan Avenue offers a superb balance of suburban comfort and city convenience.



**JS**

**Approximate total area<sup>(1)</sup>**  
 1115 ft<sup>2</sup>  
 103.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.