



Guide Price
£575,000
 Freehold

Queen Alexandra Avenue, Hove

- THREE DOUBLE BEDROOMS
- WEST FACING GARDEN
- UTILITY ROOM
- RECENTLY RENOVATED
- SEPARATE OFFICE SPACE
- FIRST FLOOR BALCONY

*** GUIDE PRICE £575,000 - £600,000 ***

Robert Luff & Co are delighted to bring to market Queen Alexandra Drive which is one of Hove's most desirable areas. Set back from the popular Hove Park you are in the ideal location. This quiet residential area, close to Goldstone Valley has excellent amenities with local shops, parks and quaint cafés, as well as some of the areas most exceptional schools. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is a short journey into Brighton & Hove city centre.

Accommodation offers; sitting room, kitchen / dining room, three double bedrooms, a family bathroom, downstairs shower room, utility room and an separate office space. Other benefits include; recently renovated, West facing garden, private driveway, first floor balcony and garage/storage.

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Accommodation

Porch

Sitting Room 16'8" x 11'7" (5.08m x 3.53m)

Wall mounted radiator. Wooden flooring. Windows to front.

Kitchen/Dining Room 19'10 x 11'5 (6.05m x 3.48m)

Tiled flooring. Mix of wall and base units. Built in oven and microwave. Central island. Induction hob. Breakfast bar. Storage. Space for American fridge/freezer. Dishwasher. Doors leading to rear garden.

Utility Room 9'7 x 8'0 (2.92m x 2.44m)

Built in storage. Space for washing machine and dryer.

Downstairs Shower Room

Walk in shower. WC. Sink. Tiled flooring.

Garage 8'0 x 7'0 (2.44m x 2.13m)

First Floor Landing

Wooden flooring. Built in storage cupboard. Access to loft.

Bedroom One 11'9 x 11'7 (3.58m x 3.53m)

Radiator. Built in storage. Wooden flooring.

Bedroom Two 11'7 x 9'11 (3.53m x 3.02m)

Wooden floorboards. Radiator. Storage cupboard. Windows. Balcony door opening onto balcony.

Bedroom Three 11'7 x 7'9 (3.53m x 2.36m)

Wooden flooring. Radiator. Storage cupboard. Window to front.

Bathroom

Bath. Tiled flooring. Wall mounted radiator. WC. His and hers sinks. Window. Rainfall shower.

Rear Garden

Paved area. Laid to lawn area. Garden office.

Office/Annex

Power and light. Double doors.

Agents Notes

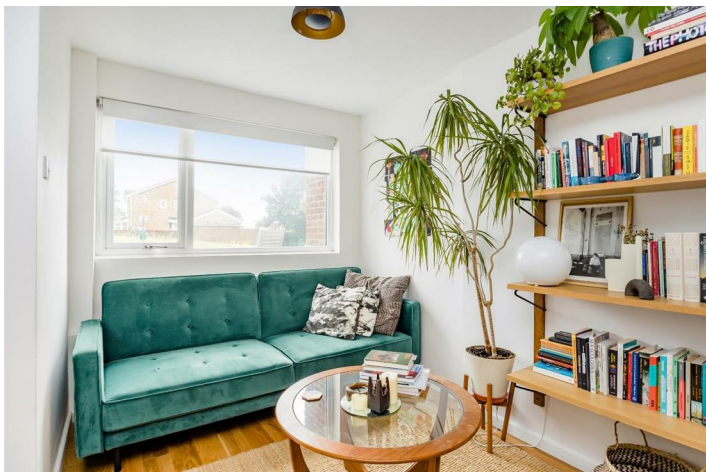
Council Tax Band: D

EPC Rating: D

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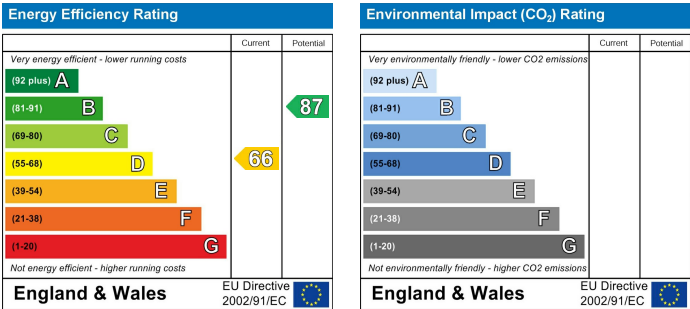
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Queen Alexandra Avenue



Approximate Gross Internal Area = 123.48 sq m / 1329.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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