



Shirley Avenue, Hove



Guide Price
£1,100,000
Freehold

- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER HOVE PARK LOCATION
- HUGE POTENTIAL TO EXTEND STNPG
- DRIVEWAY & GARAGE
- OUTSTANDING SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

*** GUIDE PRICE £1,100,000 - £1,200,000 ***

Robert Luff & Co are delighted to bring to market this rarely available, four bedroom detached family home located in the incredibly sought after Hove park area. Shirley Avenue is situated in a quiet road close to Hove Park and runs between Shirley Drive & Bennett Drive. From this position there is easy access to the city centre, the seafront and Preston Park and Hove's mainline railway station with it's excellent direct links to London & Gatwick. The house is also convenient for highly rated local junior and senior schools including Blatchington Mill and Hove Park.

Ground floor accommodation offers; large through lounge / dining room with sliding doors to rear garden, separate kitchen and WC. To the first floor is four bedrooms and family bathroom.

Other benefits include; private driveway, garage, south facing rear garden, sea views and huge potential to carry out various extensions STMP

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FREEHOLD
EPC: D
COUNCIL TAX BAND: F

Accommodation

Porch

Entrance Hall

Radiator. Under stair storage.

WC

WC. Wash Hand Basin. Double glazed window to front.

Living/Dining Room 30'74 x 12'42 (9.14m x 3.66m)

Double glazed bay window to front. Double glazed sliding doors to south facing rear garden. Two double glazed windows to side. Four radiators.

Kitchen 17'32 x 9'44 (5.18m x 2.74m)

Fitted kitchen with base unit. Worktop incorporating double stainless steel sink with drainer. Larder. Radiator. Door leading to rear garden.

Stairs to first floor

Bedroom One 15'58 x 12'49 (4.57m x 3.66m)

Double glazed window to front. Radiator. Westerly Views

Bedroom Two 12'98 x 11'27 (3.66m x 3.35m)

Double glazed window to rear. Radiator. Built in storage cupboard.

Bedroom Three 10'6 x 9'4 (3.20m x 2.84m)

Double glazed window to rear and side with sea views. Radiator.

Bedroom Four 13'27 x 8'05 (3.96m x 2.57m)

Double glazed window to front. Built in storage cupboard. Eave storage. Built in dresser. Radiator. Westerly views.

Driveway

Garage

AGENTS NOTES

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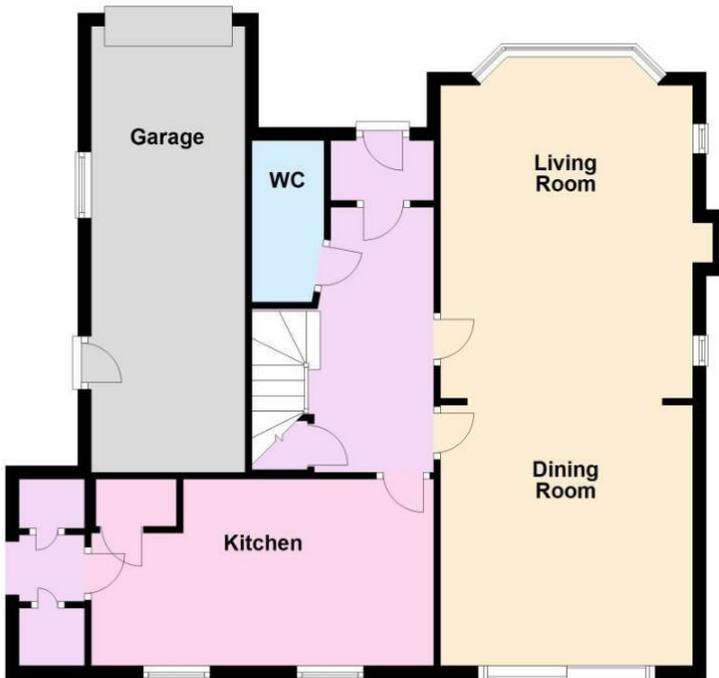


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Floorplan

Ground Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



First Floor

Approx. 70.7 sq. metres (761.1 sq. feet)



Total area: approx. 152.8 sq. metres (1644.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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