



Queen Victoria Avenue, Hove

Price
£850,000
Freehold

- AN OUTSTANDING FOUR DOUBLE BEDROOM FAMILY HOME
- LANDSCAPED REAR GARDEN
- IDEAL GOLDSTONE VALLEY LOCATION
- MASTER BEDROOM WITH EN-SUITE
- DRIVEWAY WITH PARKING FOR TWO CARS
- MODERN DECOR THROUGHOUT

Robert Luff & Co are delighted to bring to market Queen Victoria Avenue which is located in 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 of 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 as well as being a short journey into Brighton & Hove city centre.

Accommodation offers; sitting room, open plan kitchen/dining room, utility room, play room, four double bedrooms, two bathrooms and ground floor W.C. Other benefits include; modern decor throughout, landscaped rear garden and driveway with parking for two cars.

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Accommodation

Entrance Hall

Ground floor WC

WC. Wash hand basin. Double glazed window.

Open plan Kitchen/Dining area 22 x 19'6 (6.71m x 5.94m)

Modern fitted kitchen with matching wall & base units. Quartz worktops incorporating sink/drainers. Island with induction hob, extractor fan and breakfast bar. Integrated double oven, single oven, microwave, fridge, dishwasher and wine fridge. Solid wood flooring. Three sky lights and bi-folding doors to rear garden.

Living Room 15'7 x 10'11 (4.75m x 3.33m)

Double glazed window to front with fitted shutters. Log Burner. Solid wood flooring. Radiator.

Play Room 16'2 x 9'3 (4.93m x 2.82m)

Bifolding doors to garden. Double glazed window to side & rear. Solid wood flooring. Two radiators.

Utility Room 11'5 x 7'1 (3.48m x 2.16m)

Wall & base units. Worktop incorporating stainless steel sink/drainers unit. Integrated fridge & freezer, washing machine. Space for tumble dryer. Double glazed window to front.

Stairs to first floor

Bedroom Two 12'11 x 10'8 (3.94m x 3.25m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three 10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to front. Radiator.

Bedroom Four 9'10 x 8'3 (3.00m x 2.51m)

Double glazed window to rear. Radiator Built in wardrobe.

Bathroom

Modern fitted suite. Bath with shower overhead. WC. Wash hand basin vanity. Heated towel rail. Double glazed window to front.

Stairs to second floor

Bedroom One 18'11 x 11'7 (5.77m x 3.53m)

Velux window to front and double glazed window to rear. Built in storage unit.

En-Suite

Shower. WC. Wash hand basin vanity. Heated towel rail. Double glazed window to rear.

AGENTS NOTES

FREEHOLD

EPC: D

COUNCIL TAX: E

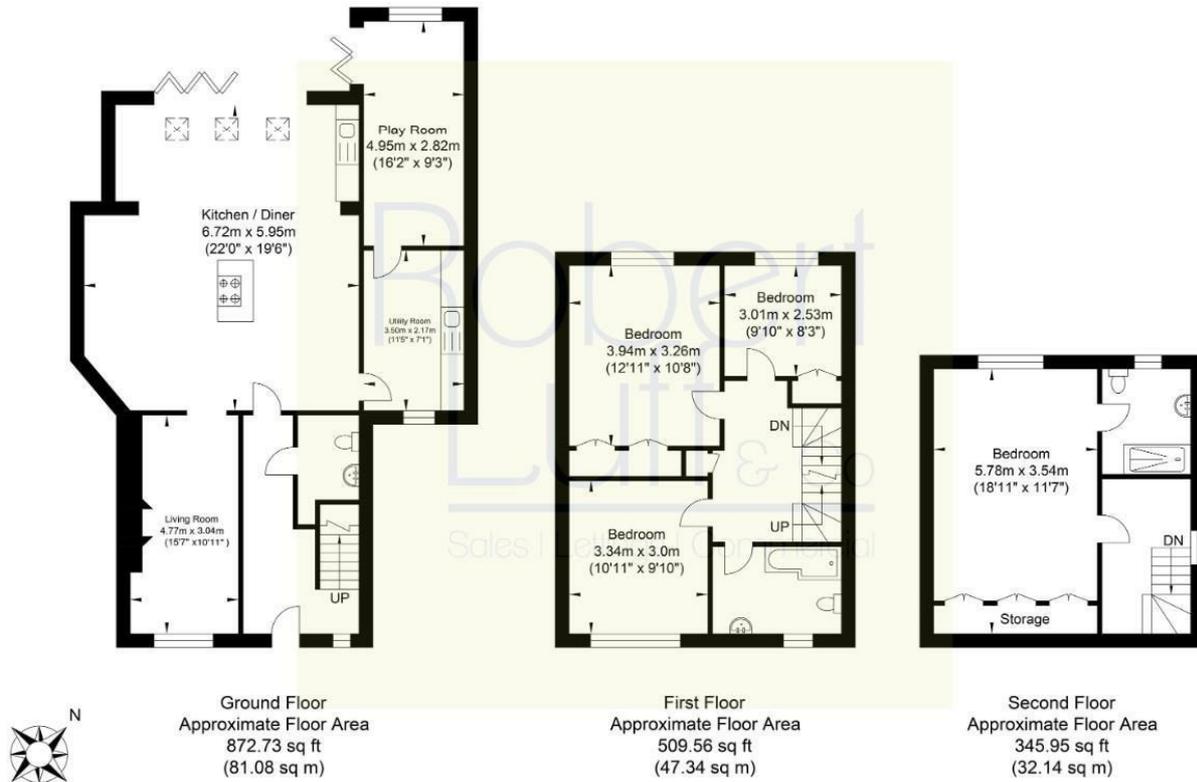


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Queen Victoria Avenue



Approximate Gross Internal Area = 160.56 sq m / 1728.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.