



Derek Avenue

Hove, BN3 4PE

Guide Price £875,000 to £900,000

HEALY  
& NEWSOM

EST. 1990









---

## Derek Avenue, Hove, BN3 4PE

**\*\* Guide Price £875,000 to £900,000 \*\*** Derek Avenue is a popular, wide tree-lined street, located in a desirable residential part of Hove. This charming property is semi-detached with a lovely layout and effortlessly combines modern comfort with classic elegance.

With accommodation arranged over three floors, the property comprises a downstairs cloakroom, two through reception rooms that are open plan to a contemporary kitchen, a sun room and an integral garage with utility on the ground floor. With three double bedrooms and two bathrooms to the first and second floors; providing ample space for a growing family or those who love to entertain.

Situated just moments from the seafront, this property offers not only a convenient location but also a tranquil seaside atmosphere, and street with a wonderful community spirit. Thoughtfully extended with tasteful styling throughout the house creates a warm and inviting ambiance that is sure to make you feel right at home.

As you step inside, you'll be greeted by the original stain glass door and real wood floors that add character and charm to the space. The garage with utility and ample off-street parking are useful commodities and provide practicality and convenience, making everyday life a breeze.

Furthermore, the property boasts a beautifully established and incredibly private rear garden. With matures trees, shrubs and flowers to border, the large lawned garden is a real leafy green sanctuary. The sun room provides an additional internal space, giving direct access to a decked terrace; an ideal spot for alfresco dining or your morning coffee.

---

### Location

Derek Avenue is positioned South of New Church Road and has easy access to well regarded schools, comprehensive shopping facilities in addition to local amenities. Hove Lawns and the Lagoon are at the end of the road on the Kingsway (A259), Richardson Road local shops and also Wish Park are also near by, bus services affording access to the city centre, neighbouring towns and villages are in close proximity as is Portslade mainline train station being approximately 0.7 miles in distance.

### Additional Information

EPC rating: D

Internal measurement: 1,599 square feet / 148 square meters

Tenure: Freehold

Council tax band: E

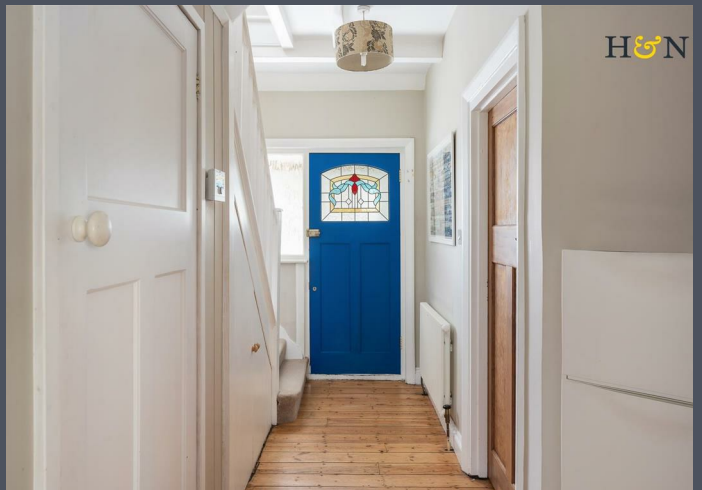
Parking zone: L

---

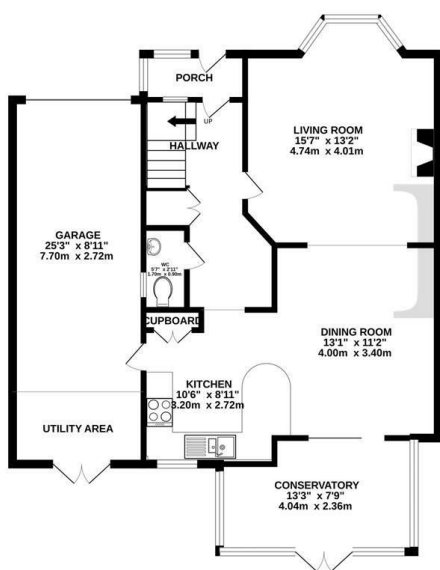




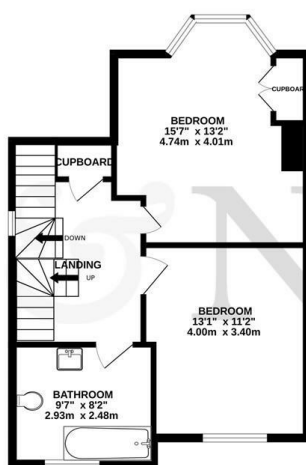




GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

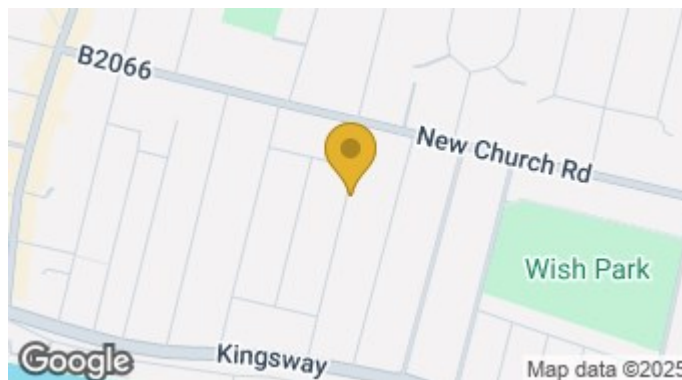
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**HEALY  
& NEWSOM**

EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk



**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.