

H&N



Berriedale Avenue, Hove

£1,100,000

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EST. 1990



Berriedale Avenue, Hove, East Sussex, BN3 4JF

Located on the charming Berriedale Avenue in Hove, this semi-detached house built in 1927, presents a wonderful opportunity for those seeking a home with character and potential. Situated on a popular tree-lined street, just moments from Hove seafront, the home offers a sea view from the principal bedroom and is surrounded by beautifully maintained residences. Boasting three spacious double bedrooms and a well-appointed bathroom, this property is perfect for families or those looking for extra space.

While the property is in need of modernisation, it retains many original features that add to its charm, including a handsome stripped wood oak balustrade, elegant stained real wood built-in wardrobes, 1920s doors and stained glass windows. Additionally, there is access to the loft, which presents potential for further extension, subject to necessary consents.

Generously proportioned throughout, the house benefits from dual aspects that flood the interiors with an abundance of natural light, creating a warm and inviting atmosphere. The great-sized rear garden is a true highlight, providing a private oasis with manicured hedgerows and ample sunshine throughout the day, perfect for outdoor gatherings or quiet relaxation.

Additionally, the property offers off-street parking for up to five vehicles, along with access to a detached garage, ensuring convenience for residents and guests alike. This home is a rare find, combining the charm of its original features with the potential for modern living in a sought-after location. Don't miss the chance to make this delightful property your own.

Location

Located in close proximity to Hove seafront, Lawns and Lagoon, there is a great sense of community in this area with Wish Park nearby as is Hove Beach Park, Rockwater and Babble hospitality venues situated on the seafront. Hove promenade is moments away, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. This area of Hove benefits from wider avenues and relatively level ground, making it an attractive and accessible part of the town.

This home is ideally positioned for well regarded educational facilities that include Kings School, West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station (1.1 miles in distance) and Hove station (1.4 miles away), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services from the end of the road, providing easy access into the city centre and surrounding areas.

Additional information

EPC rating: D

Internal measurements: 1,483 Square feet / 137.8 Square metres (including garage)

Tenure: Freehold

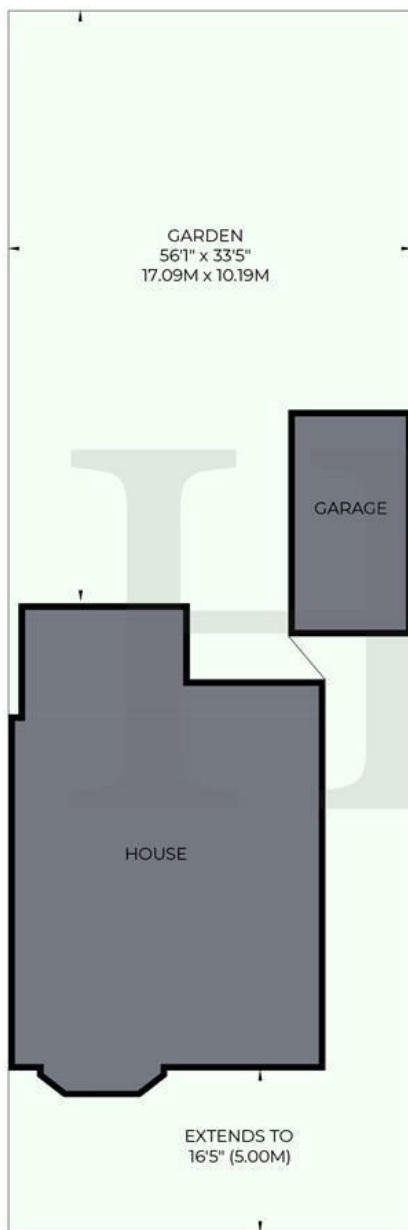
Council tax band: E

Parking zone: W

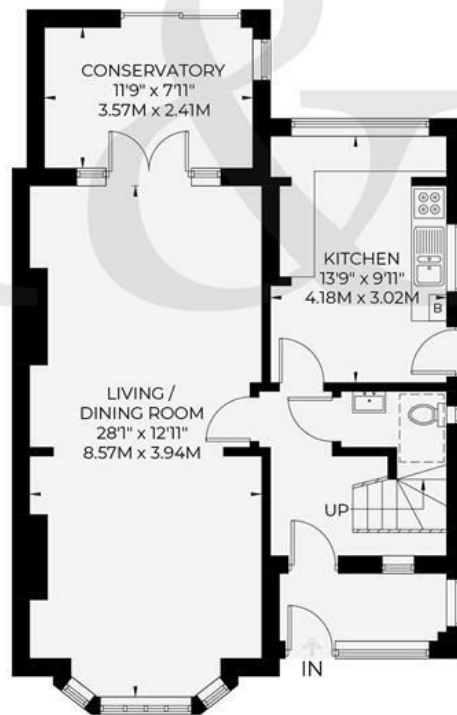




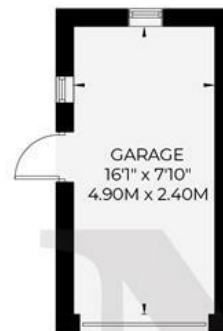




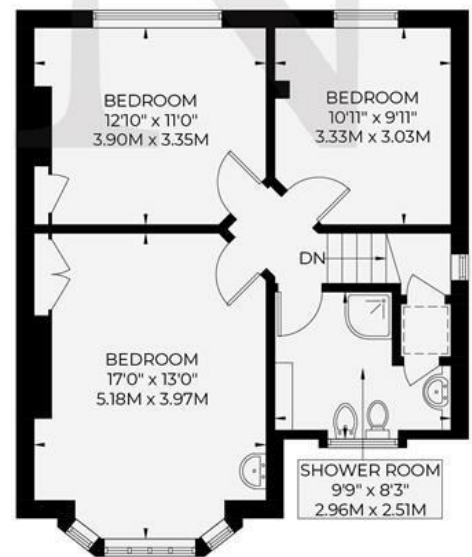
Site Plan



Ground Floor
70.3 sq m / 757 sq ft



Garage
11.7 sq m / 126 sq ft



First Floor
55.8 sq m / 600 sq ft

APPROXIMATE GROSS INTERNAL AREA = 137.8 sq m / 1483 sq ft
INCLUDING LIMITED USE AREA OF GARAGE = 13.4 sq m / 144 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



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