



## Holmes Avenue, Hove

Guide price £1,000,000 to £1,050,000

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# Holmes Avenue, Hove, BN3 7LF

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A unique architecturally designed detached house offering a perfect blend of contemporary and Scandinavian styling. Spanning an impressive 2,034 square feet (189 Sqm), this home is both spacious and inviting, making it an ideal choice for families or those seeking a stylish retreat in Hove.

Thoughtfully extended and bright with natural light, the property has been finished to a high specification, offering a versatile living/work space. The ground floor comprises of a bay fronted living room, principal bedroom, shower room, utility room, double bedroom (or home studio), amazing open plan kitchen dining room and an impressive garden room. Stairs rise to the first floor where the landing has a wonderful sea view, there are a further three bedrooms and family bathroom on this level.

The beautifully landscaped garden, with its westerly aspect, is a true highlight of this property. It features naturalistic sections that include inviting seating areas, established lawns and shrubbery borders, making it an ideal retreat for outdoor enjoyment.

This exceptional property is a rare find in Hove, combining modern living with thoughtful design in a picturesque setting.

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The ground floor features a spacious entrance hall leading to a front aspect reception room that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to enhance both comfort and functionality with the heart of the home, undoubtedly being the stunning open plan kitchen diner, which seamlessly flows into a delightful garden room. This area is perfect for family gatherings or hosting friends, with steps leading down to a beautifully landscaped garden. There are two double bedrooms on the ground floor, one of which is versatile enough to serve as a studio, catering to your personal or professional needs. Upstairs there are three further bedrooms, bathroom and ample built in storage.

The garden is beautifully established and an impressive size, allowing for plenty of natural light, there is an array of trees and mature borders, creating a serene outdoor oasis.

Additionally, the property offers parking for at least two vehicles to the front with the added benefit of an electric charging point, ensuring convenience for you and your guests. Located in close proximity to the Grade II listed West Blatchington Windmill, this home not only provides a tranquil living environment but also places you within reach of local history and charm.

## **Location**

Holmes Avenue is situated off Nevill Avenue in Hove and is within close proximity of Hangleton Road where you will find a large selection of local shops including butchers, bakers and a Tesco express. On this parade you will also find a regular bus service giving access to Hove and Brighton City centre. Bypass links are also easily accessible having the A27 & A23 just a short drive away. This location also affords access to well regarded schools such as Blatchington Mill School and Bilingual Primary School.

## **Additional information**

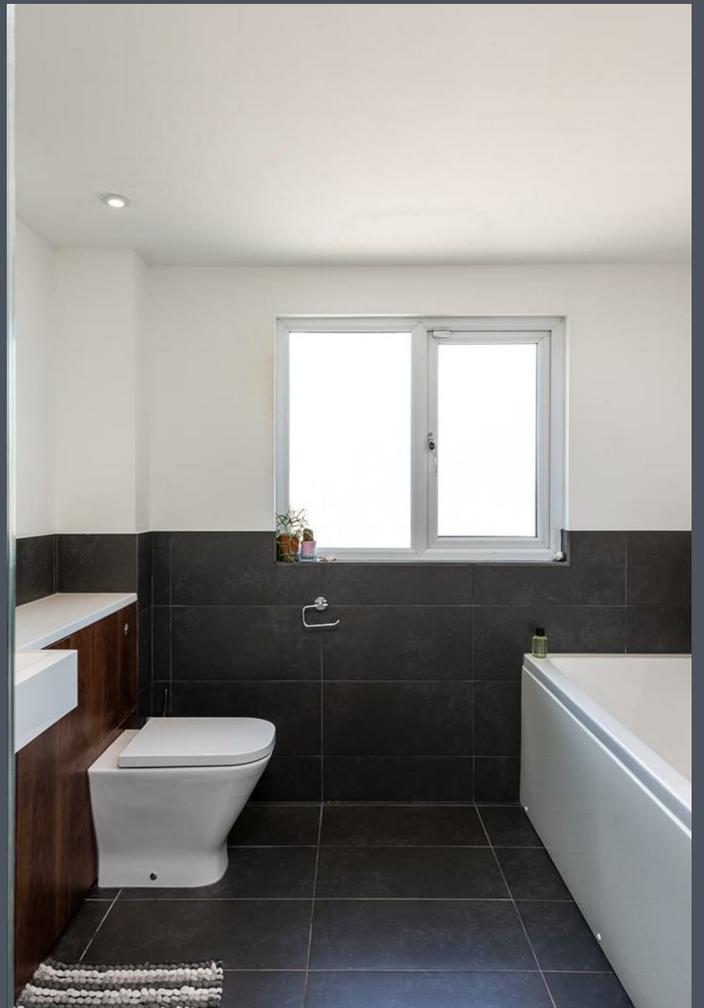
EPC Rating: C

Internal measurement: 2,034 Square feet / 189 Square metres

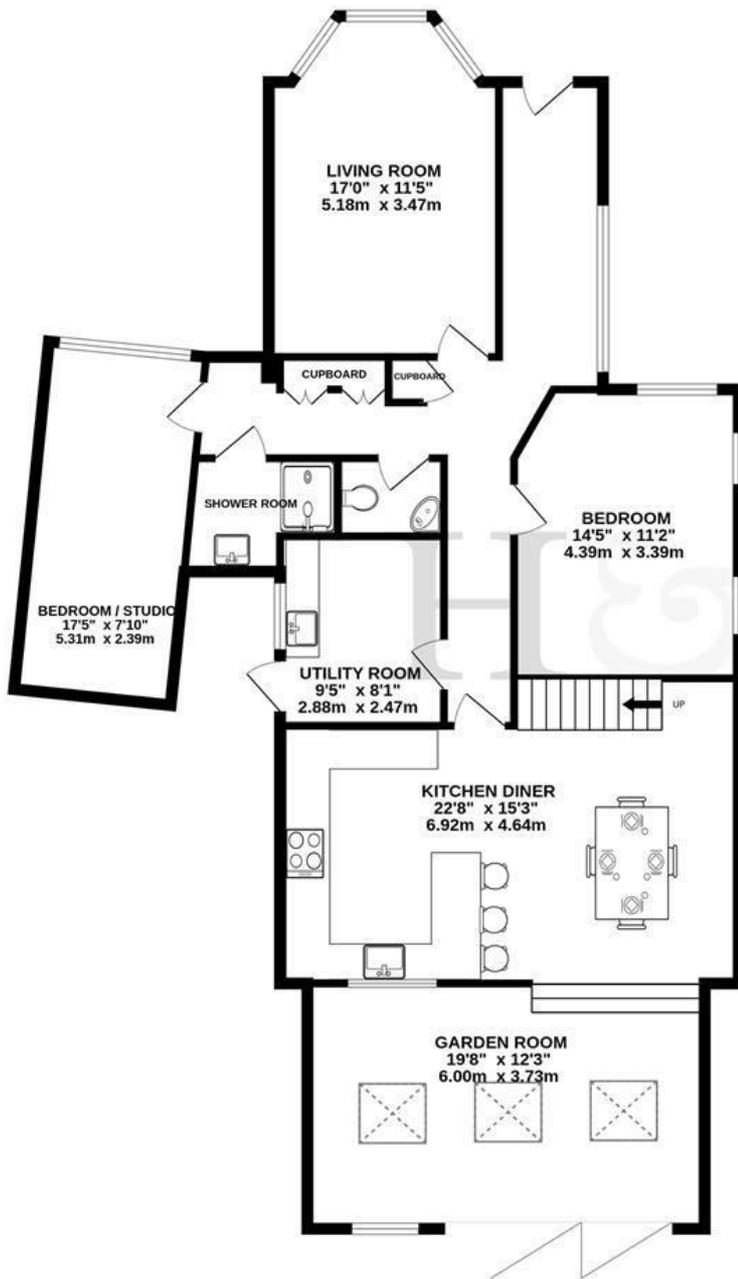
Council tax band: D

Tenure: Freehold

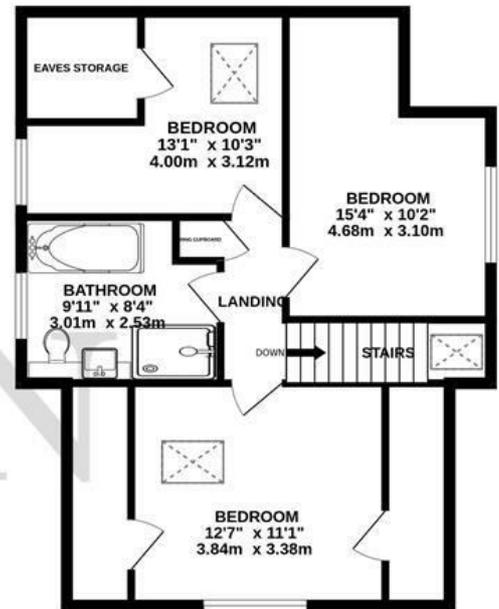




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2034sq.ft. (189.0 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.

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