



Cranmer Avenue

Hove, BN3 7JQ

£650,000

HEALY  
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## Cranmer Avenue, Hove, BN3 7JQ

Welcome to Cranmer Avenue, Hove - a charming location that could be the perfect setting for your new home! This charming house has two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three good size bedrooms, there's plenty of space for the whole family to unwind and make memories.

The property features a bright and airy bathroom, there is also a good size loft space which has scope for extending (subject to consents). Outside, the garage offers extra storage space or could be a home office!

One of the many highlights of this lovely home is the south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and host summer barbecues. The well-loved nature of this property is evident in every corner, making it a warm and inviting space to call your own. The house retains original 1930's decorative features that includes fireplaces and stained glass windows.

For those with a vision, the potential to extend in to the attic or to the rear presents an exciting opportunity to tailor this house to your exact needs and desires. Whether you dream of a larger kitchen, an additional bedroom, or a home office, the possibilities are endless.

This property is a place where comfort, convenience, and potential converge to create the perfect place to call home.

### Location

Situated off Holmes Avenue and the Old Shoreham Road, which is midway between Hove seafront and the South Downs national park. The property is ideally positioned within close proximity to a variety of local shops and amenities, including butchers, bakers and a Co-op convenience store, there is also Nevill Road Waitrose supermarket close by. Hove Park is less than a 1 mile away. At the end of Cranmer Avenue is a regular bus service giving access to Hove and Brighton city centre. There is very easy access to the A27 and A23 from this location, in addition, Aldrington and Hove train station are both less than half a mile in distance. This location also has a selection of highly regarded schools and educational facilities, from this location they are only in a short distance away.

### Garage and Garden

The concrete construction garage has a double glazed window, double doors open to the front and there is side access from the garden. The driveway providing access to the garage is shared with the neighbouring property.

The south facing rear garden measures approximately eighty feet in length, it is beautifully peaceful with a raised decked area for entertaining and a lawn leading down to the end where there is a vegetable patch and a haven for wildlife and nature.

### Additional Information

EPC rating: C

Internal measurements: 104 Square metres / 60 Square feet

Parking: Non restricted street parking in addition to the garage

Council tax band: D

Reception rooms: The ground floor reception rooms are divided by a temporary soundproof wall, this versatile feature which if removed, easily creates a through reception room.









