Welbeck Avenue
Hove

HEALY & NEWSOM

EST. 1990

Welbeck Avenue, Hove, BN3 4JQ

£575,000

Situated in a highly sought-after location, this charming two-bedroom garden flat offers a delightful blend of comfort and convenience, just moments from the picturesque Hove seafront. With its own private entrance, this property boasts a spacious reception room that seamlessly flows into a conservatory, providing views over the well-maintained rear garden.

The modern kitchen is equipped with integrated appliances and is complemented by a separate utility room, making daily living a breeze. The flat features two generously sized double bedrooms, with the front aspect bedroom enhanced by fitted shutters and a selection of wardrobes, ensuring ample storage. The bathroom is thoughtfully designed with a shower wet room area, wash hand basin and W.C., alongside a separate cloakroom with W.C for added convenience.

One of the standout features of this property is the easy-to-maintain garden, which basks in sunlight throughout the day. It includes a patio area complete with a pergola that has lighting and power, a decked section and raised flower beds, perfect for outdoor entertaining or simply enjoying the serene surroundings.

For those with vehicles, the property offers off-road parking for several cars, along with a separate garage that has a remote-controlled door, power and lighting. Additionally, a large shed with power and lighting provides extra storage options.

This flat is sold with a share of the freehold and no onward chain, making it an ideal choice for those looking to move in without delay. With a remainder of a 999-year lease, this property presents a fantastic opportunity to enjoy a comfortable lifestyle in one of Hove's most desirable locations.

Location

The property is located in a welcoming community and is in close proximity to the Richardson Road parade of shops that include an independent barbershop, butchers, grocers, Drurys coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community and an annual street party, further comprehensive shopping facilities can be found in George Street, Church Road and Boundary Road.

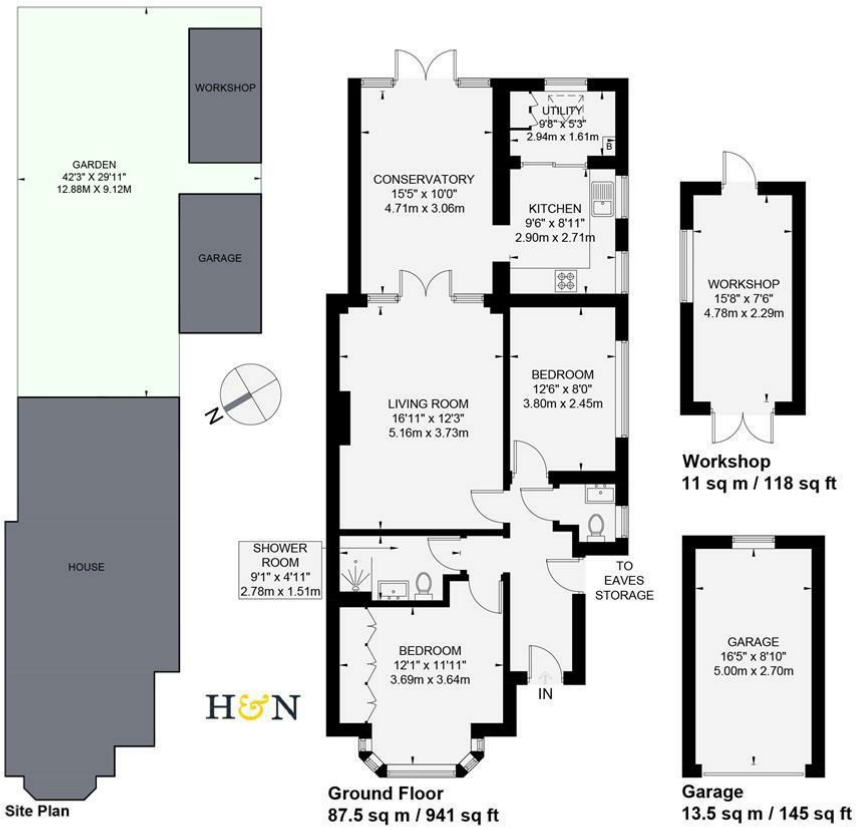
Hove promenade is moments away where you will find Hove’s newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. This excellent and convenient location is close to several parks and recreational areas including Wish Park and Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

There is a choice of main line train stations, Portslade Station (1 mile 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, many towns and villages along the A259 coastal road and A27, there is also easy access to London via the M23. The district is well served with regular bus services providing access into the city centre, with bus stops conveniently located at the end of the road.

Additional Information

(Outgoings as advised by our client)
EPC rating: C
Internal measurement: 941 Square feet / 87.5 Square metres, (1,204 Square feet / 112 Square meters including the garage and workshop)
Tenure: Leasehold to include a share of the Freehold, approximately 942 years remaining on the lease.
Maintenance charges: TBC.
Council tax band: C
Parking zone: W

Approximate Gross Internal Area
112 sq m / 1204 sq ft
Including Limited Use Area Of
24.5 sq m / 263 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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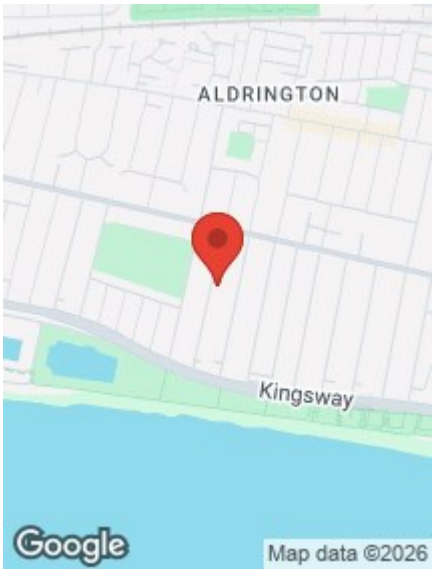
	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler



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.

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