



Holmes Avenue, Hove  
Offers in excess of £610,000

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## Holmes Avenue, Hove, BN3 7LA

Situated on Holmes Avenue in Hove, this immaculately presented semi-detached house, built in the 1930s, offers a perfect blend of modern living and classic charm. Spanning an impressive 957 square feet, this delightful property features three well-proportioned bedrooms and a stylish 'spa' like bathroom, making it an ideal family home.

The current owner has demonstrated a keen eye for detail, ensuring that the house has been meticulously cared for, which is immediately apparent upon entering. The interior is tastefully styled, showcasing warm real wood floors, neutral tones accented with vibrant pops of colour, plush grey carpets, and charming exposed brick details. Shutter dressed windows add to the character and charm of the house.

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The through living dining space is particularly inviting, boasting a dual aspect that floods the rooms with natural light from morning until afternoon. Built in alcove storage and an open fire make for a sleek and cosy space to relax. Open plan to the contemporary kitchen, there's ample space for a family sized dining table and chairs, offering a wonderful flow throughout. Direct access to the favoured westerly garden enhances the appeal of this home, creating a seamless connection between indoor and outdoor living.

The property further benefits from off-street parking which is as a highly valuable commodity in this area. The west-facing rear garden is a true haven, complete with a raised decked terrace, manicured hedgerows, vibrant rose bushes and a neat lawn with anthracite painted fencing and side access - perfect for enjoying sunny afternoons or entertaining. The shed at the end of the garden is ideal for storage, and bikes, whilst the space behind is a real sun trap and would make an ideal vegetable patch!

Furthermore, the huge loft space is prime for extension subject to necessary consents. This house is move-in ready, offering a wonderful opportunity for those seeking a stylish and comfortable home in a convenient location.

### Location

Holmes Avenue is situated between the old Shoreham Road and 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. To both ends, you'll find regular bus services affording access to Hove, Brighton City Centre. and surrounding areas. Nearby Sackville Road leads down passed the popular Poets corner with its welcoming pubs, cafes and green spaces dotted around, as well as Portland Road with a further array of independent shops and eateries. Bypass links are also easily accessible having the A27 & A23 just a short drive away. This location is also in the catchment area for several well regarded secondary and primary schools, such as Blatchington Mill School and West Hove Infants School. Furthermore, Aldrington train station with its links to London, is within easy reach, for those that need to commute.

### Additional information

EPC rating: D

Internal measurement: 957 Square feet / 89 Square metres

Tenure: Freehold

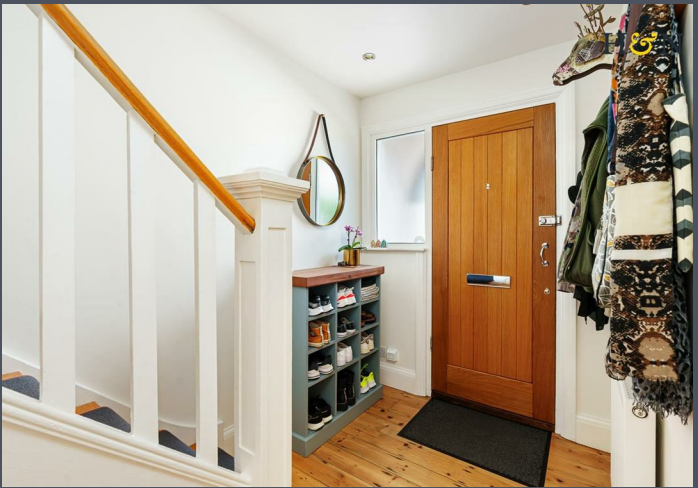
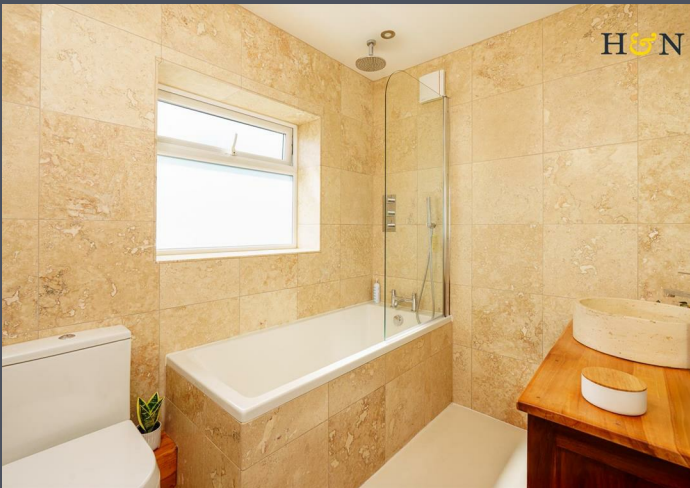
Council tax band: D

Parking zone: \*not a controlled area

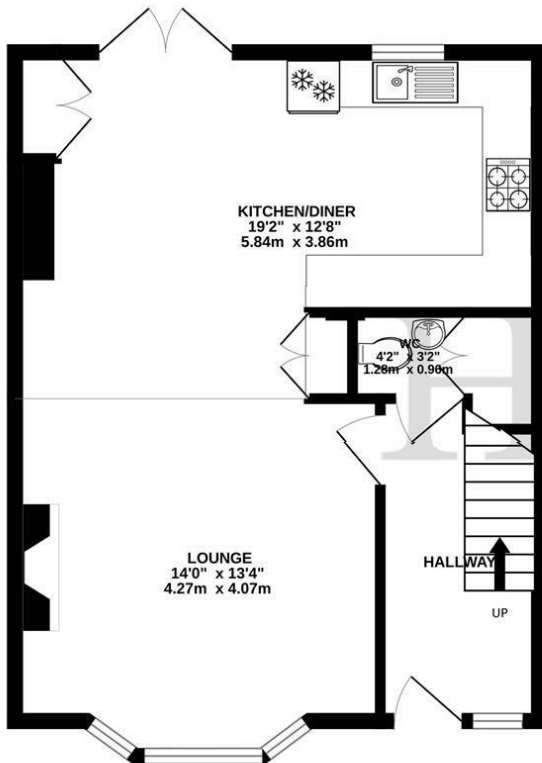




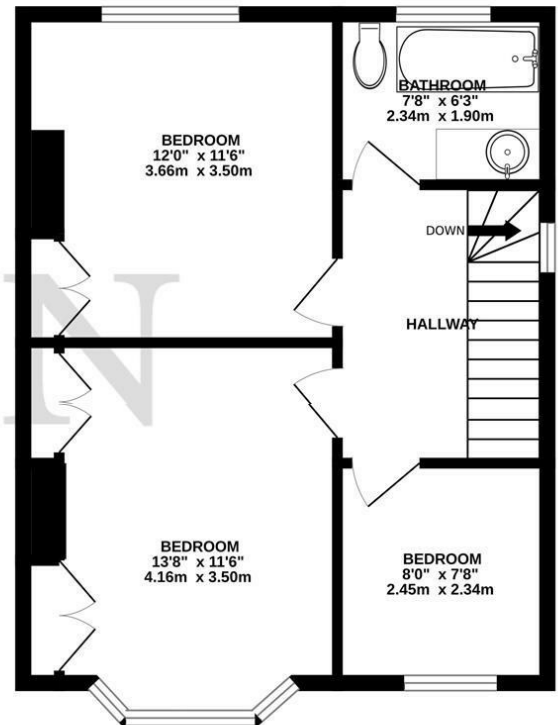




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 957sq.ft. (88.9 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.

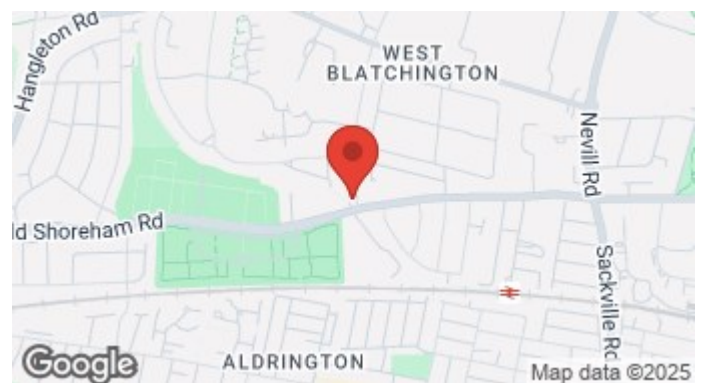
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