



York Avenue

, Hove, BN3 1PH

Asking price **£1,150,000**



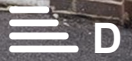
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## Description

Avard Estate Agents are pleased to present a remarkable opportunity to acquire an exquisite Edwardian semi-detached house located on York Avenue in Hove. This splendid property boasts seven bedrooms and is brimming with character, featuring high ceilings and charming details that make it perfect for family living by the seaside.

Upon entering, you are greeted by a spacious L-shaped entrance hallway that provides easy access to the ground floor rooms. The generous lounge, complete with a feature square bay window, offers a warm and inviting atmosphere. The large kitchen, accompanied by a utility room, is ideal for culinary enthusiasts, while the dining room opens directly onto the rear garden, perfect for entertaining or enjoying family meals al fresco. A convenient w/c completes the ground floor layout.

Ascending the stairs, the first floor landing leads to a separate WC, a newly fitted bathroom, and four well-proportioned bedrooms, including a master bedroom with large windows that fill the space with natural light. The second floor features an additional newly fitted bathroom and three further good-sized bedrooms, providing ample space for family or guests.

The property has been tastefully redecorated throughout and benefits from gas central heating, ensuring comfort in all seasons. Outside, the rear garden offers a tranquil retreat, ideal for relaxation or outdoor activities.

Situated in a desirable tree-lined neighbourhood, this home combines the charm of Hove with the vibrancy of nearby Brighton, where you can explore Churchill Square and the boutique shops of The Lanes. The seafront is just a short stroll away, providing access to the historic promenade and attractions such as the i360 and Brighton Palace Pier. Nearby parks, including St Ann's Well Gardens and Dyke Road Park, offer beautiful green spaces for leisure and recreation.

With regular bus services to Brighton and convenient access to the mainline train station with commuter links to London.

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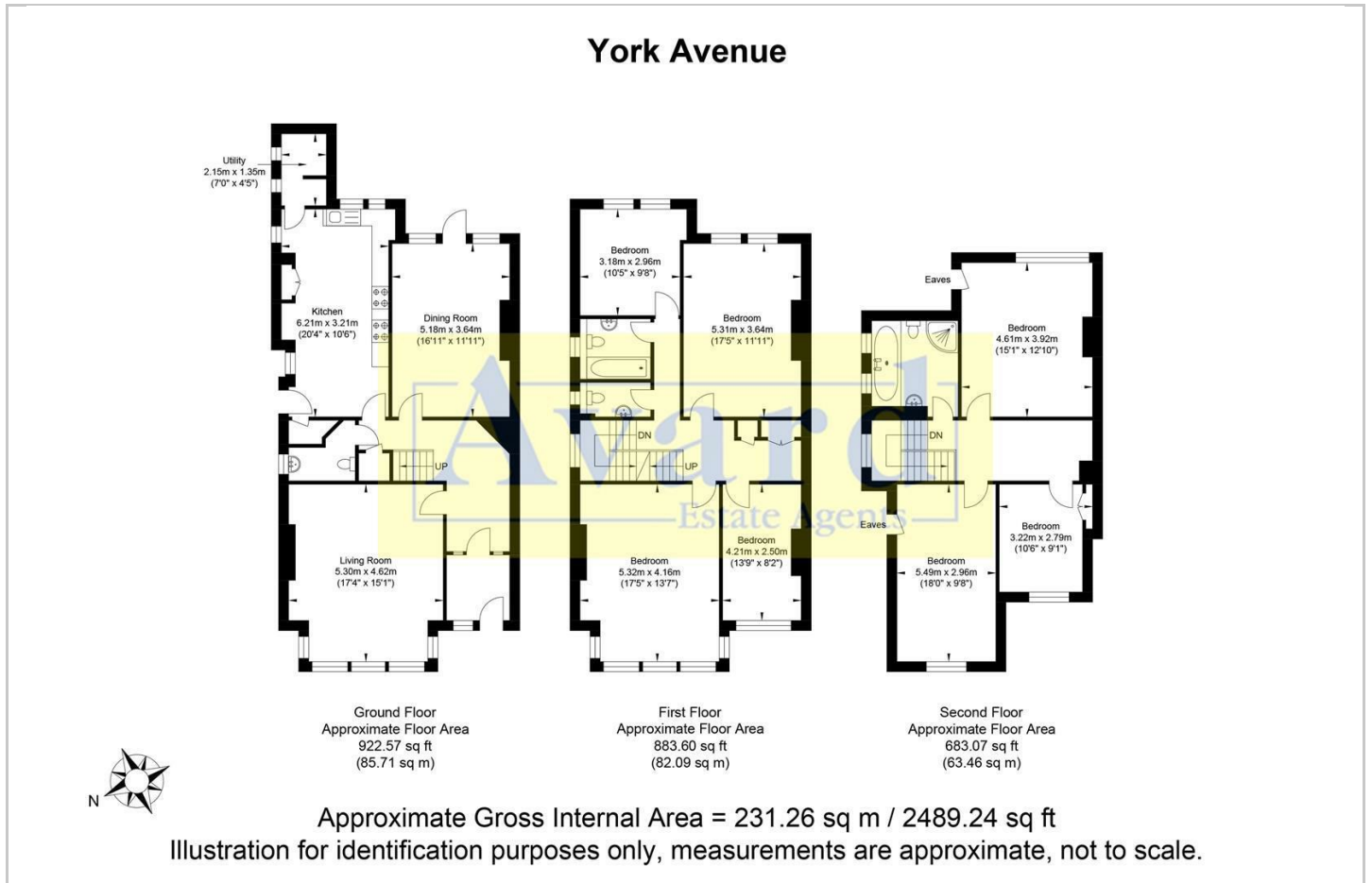
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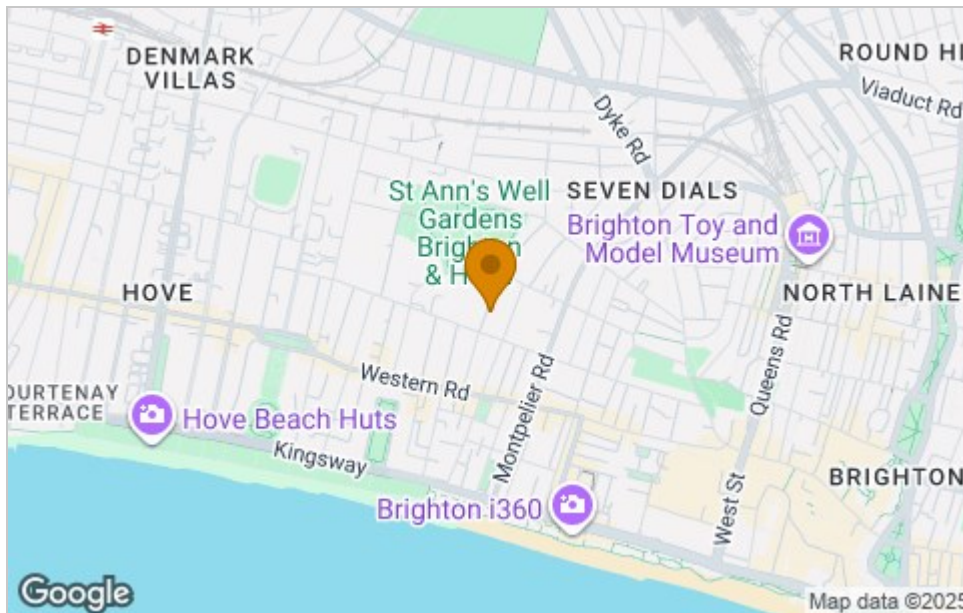
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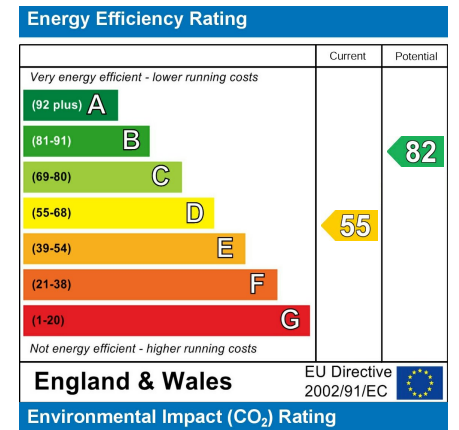
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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