



167 Holmes Avenue

Hove, BN3 7LF

Offers In Excess Of £290,000



A FIRST & SECOND FLOOR MAISONETTE IN FAVOURED LOCATION WITH LOVELY VIEWS.

Situated in a favoured complex with communal gardens in Holmes Avenue. Local shopping can be found in Court Farm Road as well as the Grenadier shopping parade. The property is also well positioned for local schools, doctors, dentist and buses provide access to most parts of town including the mainline railway station.



INTRODUCTION

Welcome to Holmes Avenue, Hove - a charming location that could be your next home! This delightful maisonette boasts 1 reception room with a balcony, 2 double bedrooms, and a convenient bathroom. Perfect for those seeking a comfortable living space with a touch of elegance.

Located in a sought-after area, this property offers ample storage space, making it easy to keep your belongings organised and your living area clutter-free. Whether you're a first-time buyer or looking to downsize, this maisonette is sure to impress with its warm and inviting atmosphere.

Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing and take the first step towards calling Holmes Avenue your new home.

COMMUNAL FRONT DOOR

COMMUNAL ENTRANCE HALL

Stairs leading up to the first floor

PRIVATE FRONT DOOR

Part glazed fire door

ENTRANCE HALL

Floor laid with parquet flooring, cabinets housing electric, gas meters and RCD board, ceiling light point, coved ceiling, large 'L' shaped under stairs cupboard, radiator with thermostatic valve, textured glass providing borrowed light from the lounge.

LOUNGE 14'6 x 10'4 (4.42m x 3.15m)

Floor laid with parquet flooring, coved ceiling, centralised light fitting, T.V. aerial point, telephone point, radiator with thermostatic valve, fire place and hearth with gas feature fire, double glazed door and window with access to

BALCONY

West Facing with view of the windmill, railing surround

KITCHEN 11'2 x 9'9 (3.40m x 2.97m)

Laid with tile effect Lino, two light fittings, kitchen units comprising of cupboards and drawers, pantry style cupboard, housing combination boiler, stainless steel sink and drainer, space and plumbing for washing machine, space for freestanding cooker, space for tall appliance, radiator, space for dining table, double glazed window overlooking the communal gardens

STAIRS

From entrance hall leading to second floor

LANDING

Light fitting, 2 cupboards with shelving and hanging space, hatch providing access to loft space

BEDROOM ONE 12'4 x 10'5 (3.76m x 3.18m)

Exposed floor boards, 3 x built in wardrobes providing hanging and shelving, centralised light fitting, double glazed window with views of the windmill, radiator beneath.

BEDROOM TWO 11'2 x 8'4 (3.40m x 2.54m)

Exposed floor boards, centralised light fitting, double glazed window overlooking the communal gardens, radiator beneath

BATHROOM

Laid with wood effect flooring, panelled bath, chrome fittings, mains operated shower over, pedestal sink with chrome fittings, tile splash backs, low level WC. towel rail, double glazed window with obscured glass.

COMMUNAL GARDENS

Laid with Lawn, selection of benches for all to enjoy

OUTGOINGS

Lease - 999 years from 25th December 1959. (934 years remaining)

Service Charge - £1400 pa inclusive of ground rent (£20 per annum)

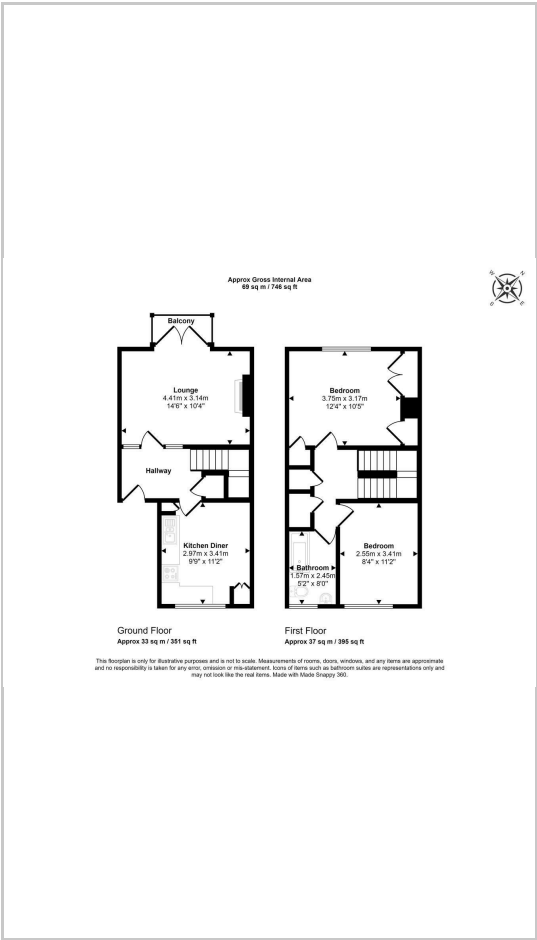
COUNCIL TAX

Band B

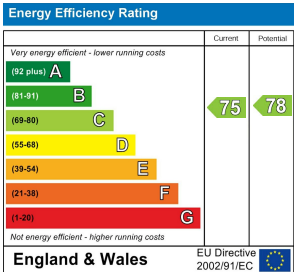
Area Map



Floor Plans



Energy Efficiency Graph



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