



18 Holmes Avenue

Hove, BN3 7LA

Offers In The Region Of £575,000



AN ATTRACTIVE SEMI DETACHED HOUSE WITH NEW ROOF IN SOUGHT AFTER HOLMES AVENUE.

Owned by one family since being built, this property has much potential for modernisation and possible extension (subject to consents).

In a highly popular location close to nearby shopping areas, nurseries, schools, local bus routes and mainline rail stations for commutes to London . (Aldrington Station less than half a mile away). An opportunity to create an ideal family home.



PORCH

Arched enclosed porch. Single glazed front door with surrounding glazed window panes.

INNER FRONT DOOR

Double glazed window with obscure glass to side, double glazed door with feature lead coloured glass upper panel opening to

ENTRANCE HALLWAY

Offering a natural flow of light. Ceiling light point, picture rail, wooden flooring, radiator, wall mounted central heating thermostat control, understairs storage cupboard housing electric consumer unit, gas and electric meters, as well as providing storage, double glazed window with obscure glass to the side of the property.

DINING ROOM 13'4 x 13'4 (4.06m x 4.06m)

Easterly aspect with double glazed bay window overlooking front garden, ceiling light point, picture rail, two radiators with thermostatic valves, feature fireplace with wooden fire surround, tiled insert.

LOUNGE 12'1 x 11'4 (3.68m x 3.45m)

Westerly aspect with double glazed sliding patio door offering views and providing access to garden, ceiling light point, picture rail, radiator, T.V aerial point, fireplace with fitted gas fire, wooden surround.

KITCHEN 11'2 x 7'11 (3.40m x 2.41m)

Dual aspect to the south and west with two double glazed windows, double glazed door providing access to garden. Fitted with range of eye level and base units comprising of cupboards and drawers, half tiled walls, radiator, wall mounted 'Vaillant' gas central boiler and wall mounted digital control panel, space and plumbing for washing machine and further space for appliances, stainless steel double drainer sink unit, larder cupboard with shelving.

STAIRS

From entrance hall leading to

FIRST FLOOR LANDING

Spacious and light, double glazed window to side with obscure glass, hatch to loft space, ceiling light point.

BEDROOM ONE 13'10 x 11'5 (4.22m x 3.48m)

Easterly aspect with double glazed window to front, ceiling light point, picture rail, radiator with thermostatic valve, feature fireplace with wooden surround, tiled insert, telephone point.

BEDROOM TWO 11'10 x 11'1 (3.61m x 3.38m)

Westerly aspect with double glazed window overlooking rear garden and beyond, ceiling light point, picture rail, radiator with thermostatic valve, feature tiled fireplace.

BEDROOM THREE 8'2 x 7'10 (2.49m x 2.39m)

Easterly aspect with double glazed window to front, picture rail, ceiling light point, radiator.

BATHROOM 7'10 x 6'10 (2.39m x 2.08m)

Fitted with white suite comprising of low level W.C. pedestal wash hand basin, panelled bath with hot and cold taps, wall mounted 'Triton T80Z' electric shower, airing cupboard housing lagged cylinder, storage over, heated towel rail, part tiled walls.

OUTSIDE

FRONT GARDEN

Easily maintained paved front garden - with the possibility of creating off road parking

REAR GARDEN 90' (27.43m)

Approximately 90ft in length. A real feature of this property, being of a favoured westerly aspect with paved patio, gate providing side access to shared driveway, remainder of garden predominantly laid to lawn with well stocked tree and shrub borders, widening to rear of garage.

SHARED DRIVEWAY

Leading to

GARAGE 17'8 x 7'11 (5.38m x 2.41m)

Detached with double opening doors to front.

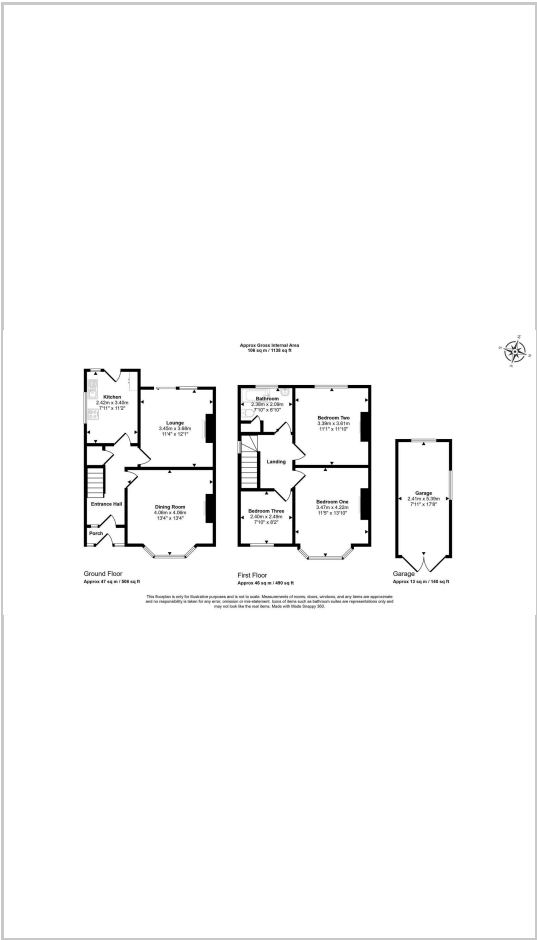
COUNCIL TAX

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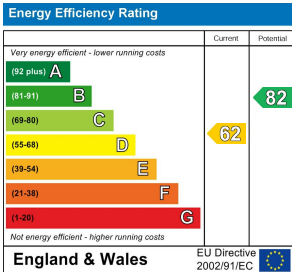
Area Map



Floor Plans



Energy Efficiency Graph



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