



71 Holmes Avenue

Hove, BN3 7LB

Offers In The Region Of £725,000



A SPACIOUS SEMI-DETACHED FAMILY HOME IN A POPULAR AVENUE BEING SOLD WITH NO ONWARD CHAIN

Situated in Holmes Avenue between Nevill Avenue and Cranmer Avenue, local shopping facilities are available in nearby Old Shoreham Road as well as Hangleton Road. Bus services provide access to most parts of town including the town centre and mainline railway stations (Aldrington Station is approximately 1/2 mile away) with their commuter links to London. The property is also well situated for local schools, dentists and general amenities.



SIDE ENTRANCE

Covered side entrance with open porchway, light point. Front door opening to

ENTRANCE HALLWAY

2 x single glazed windows to either side of front door, ceiling light point, radiator with thermostatic valve, wall mounted thermostat control, built in storage cupboard housing electric consumer unit and electric meters as well as providing storage.

LOUNGE 20'8 x 11'3 (6.30m x 3.43m)

Easterly aspect with large double glazed patio door providing access to garden with over windows , ceiling 2 x light points, 2 x wall light points, serving hatch to kitchen, radiator with thermostatic valve, T.V aerial point, telephone point, feature fireplace with fitted gas fire, understairs storage cupboard.

KITCHEN 10'2 x 8'9 (3.10m x 2.67m)

Double glazed window looking onto driveway, double glazed door providing access to garden. Fitted range of eye level and base units comprising of cupboards and drawers with 'D' shaped handles. roll edge work surfaces, part tiled walls, corner display shelving, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for other appliances, freestanding 'Candy' gas cooker with oven and grill, wall mounted 'Glow -Worm' gas central heating boiler with digital control panel under (boiler is under warranty until 2031), serving hatch to lounge.

DINING ROOM/BEDROOM 14'9 x 11'11 (4.50m x 3.63m)

Westerly aspect with double glazed bay window to front with feature lead criss-cross design to upper windows, ceiling light point, radiator with thermostatic valve, T.V aerial point, telephone point, feature wooden fire surround, shelving into chimney recess.

BEDROOM FOUR 7'9 x 6'6 (2.36m x 1.98m)

Westerly aspect with double glazed window looking onto front garden, feature lead criss-cross design to upper windows, ceiling light point, built in wardrobe providing hanging space and shelving, sliding doors.

BATHROOM

Fitted with white suite comprising of panelled bath with telephone style mixer tap and shower attachment, shower screen, wall mounted electric 'Triton T80' shower, vanity unit with inset sink, pop up waste, high gloss fronted storage cupboards under, double glazed window with obscure glass, recessed LED spotlighting, extractor fan, chrome ladder style radiator.

SEPARATE W.C.

Half tiled walls, recessed LED spotlighting, double glazed window with obscure glass, extractor fan, white low level W.C.

STAIRS

From entrance hall leading to

FIRST FLOOR LANDING

Ceiling light point, hatch to loft space.

BEDROOM ONE 15'0 x 12'11 (4.57m x 3.94m)

Westerly aspect with double glazed bay window overlooking front garden with feature lead criss-cross design to upper windows, 2x radiators with thermostatic valves, walk-in storage room with restricted head height, light point, door to eaves storage, built in storage cupboard with shelving.

EN SUITE SHOWER ROOM

White low level W.C. vanity unit with inset sink with mixer tap and pop up waste, tiled splash back, high gloss fronted storage cupboards under, electric chrome ladder style radiator, tiled shower enclosure with feature recessed storage shelving, LED spotlighting, extractor fan, wall mounted 'Triton Cara' electric shower, shower rail.

BEDROOM TWO 12'8 x 11'8 (3.86m x 3.56m)

Easterly aspect with double glazed window overlooking rear garden offering views to Bishop Hannington Church, the allotments, distant views to sea, ceiling light point, radiator with thermostatic valve, 2 x double wardrobes providing hanging space and shelving with storage over, vanity unit with inset sink with storage cupboard under, roll edge surface over, tiled splash backs, airing cupboard with lagged cylinder as well as providing storage.

BEDROOM THREE 13'5 x 7'5 (4.09m x 2.26m)

Double glazed window to side, single light point, picture rail, radiator with thermostatic valve, built in single wardrobe with hanging rail and shelving.

OUTSIDE

FRONT GARDEN

Laid to lawn with well stocked and established shrub borders.

DRIVEWAY

Shared driveway providing access to garage, outside water tap.

GARAGE 15'5 x 7'6 (4.70m x 2.29m)

Detached garage with up and over door, double glazed window to side.

REAR GARDEN

Easterly aspect in excess of 80ft in length. Paved patio, path with shrub borders, gate providing side access to driveway, lawn, apple and plum trees, vegetable plot to rear backing onto allotments, garden shed.

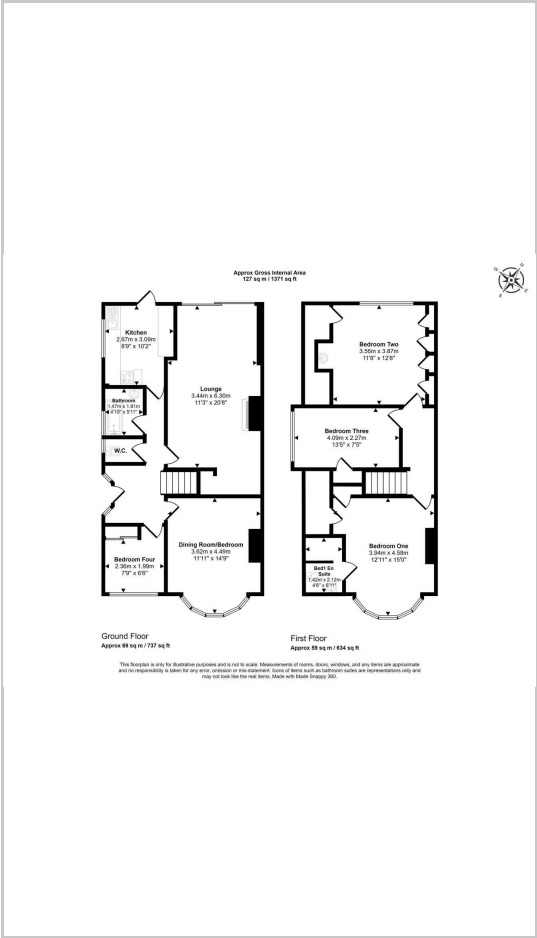
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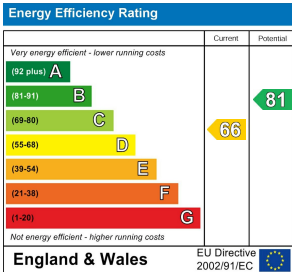
Area Map



Floor Plans



Energy Efficiency Graph



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