

**Spencer  
& Leigh**



**49 Amherst Crescent, Hove, BN3 7EP**

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O.I.R.O £475,000 - Freehold

- Attractive semi detached family home
- Three bedrooms
- Bay fronted 14' lounge
- Open plan kitchen/dining room
- Huge potential to improve and extend
- Pleasant lawn garden stocked with shrubs and fruit trees
- Driveway and garage
- Gas fired central heating and double glazed windows
- No ongoing chain
- Popular location near Hove Park

Located within a stones throw of Hove Park and Aldrington station, this semi detached family home oozes potential and is crying out for a purchaser to add their own mark! Upon entering, the spacious lounge dining room creates a bright and airy space to entertain family and friends, flowing nicely into the kitchen and separate WC. The three bedrooms, together with the family bathroom are located on the first floor. There is a mature lawn rear garden well stocked with shrubs and fruit trees. Conveniently there is off road parking provided by a garage accessed via its own driveway. Neighbouring properties have extended into the loft space and to the rear, with this property being no different if extra space is needed (subject to consent). The property is offered for sale with no ongoing chain and has the benefit of gas fired central heating and double glazed windows. Popular schools catering for all ages are situated nearby. Viewing is recommended.



Entrance

Entrance Hallway

Lounge

14'1 x 13'10

Kitchen/Diner

20'7 x 11'10

G/f Cloakroom

Stairs rising to First Floor

Bedroom

13'10 x 11'7

Bedroom

11'10 x 11'7

Bedroom

8'8 x 8'6

Shower Room/WC

OUTSIDE

Rear Garden

Garage

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway, Hardstand and un-restricted on-street parking

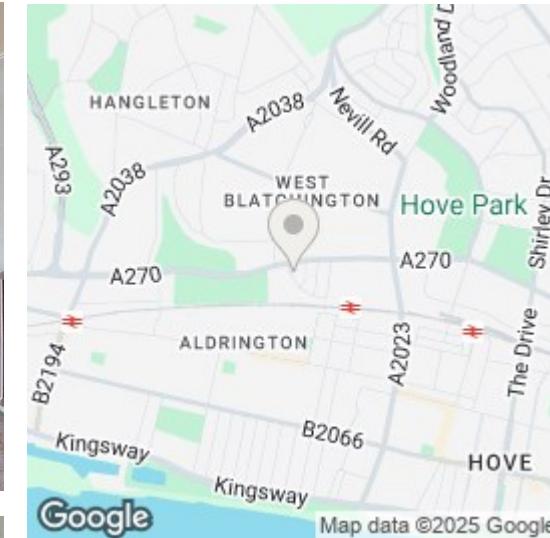
Broadband: Standard 7 Mbps, Superfast 112 Mbps. Ultrafast 1800 Mbps available (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- D

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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