



35 Holmes Avenue

Hove, BN3 7LB

Offers in excess of £700,000

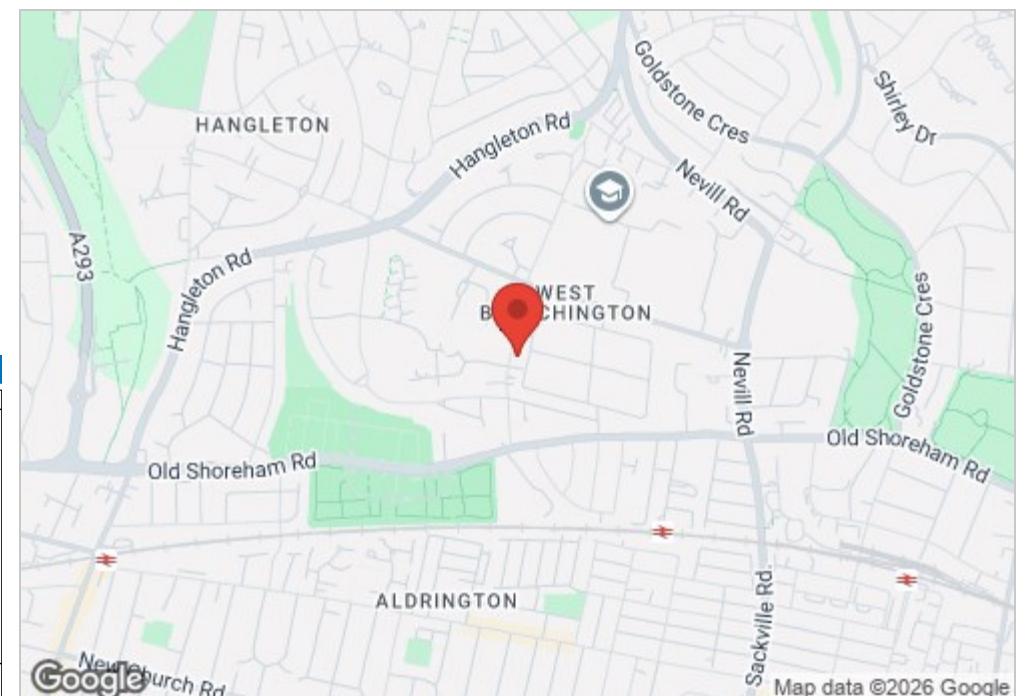
A distinctive and characterful semi detached three to four bedroom family home offering approximately 1,579 sq ft of versatile accommodation, set on a generous plot along one of Hove's most established residential avenues.



FOSTER
& CO.

- Semi detached three to four bedroom family home
- Extended kitchen dining room with vaulted ceiling, exposed beams and Velux window
- Flexible ground floor layout with additional bedroom or study and shower room
- Mezzanine study and loft room offering excellent home office or creative space
- Private rear garden backing directly onto allotments
- Approximately 1,579 sq ft of versatile accommodation
- Character front reception room with fireplace, exposed floorboards and square bay window
- Two generous first floor double bedrooms served by a family bathroom
- Detached workshop or studio positioned within the rear garden
- Off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Map data ©2026 Google

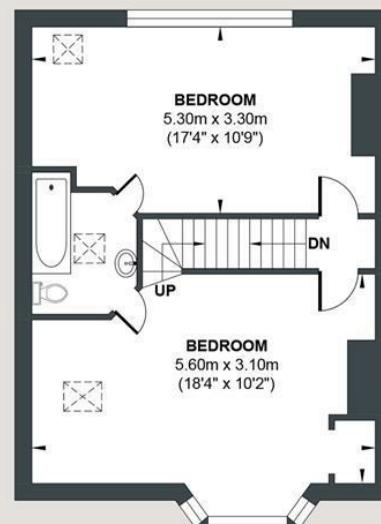
HOLMES AVENUE

Approx. Gross Internal Floor (Excluding Outbuilding) Area = 146.71 sq m / 1579.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



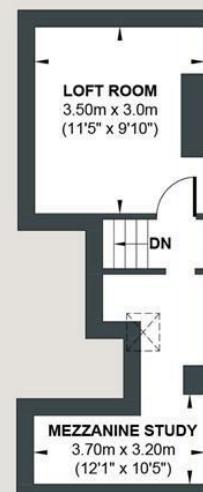
GROUND FLOOR

Approximate Floor Area
833.77 sq ft
(77.46 sq m)



FIRST FLOOR

Approximate Floor Area
543.25 sq ft
(50.47 sq m)



SECOND FLOOR

Approximate Floor Area
202.14 sq ft
(18.78 sq m)



SECOND FLOOR

Approximate Floor Area
226.90 sq ft
(21.08 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

