



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.



- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		
EU Directive 2002/91/EC		



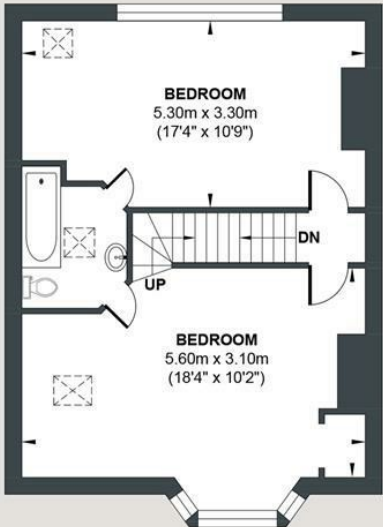
HOLMES AVENUE

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.



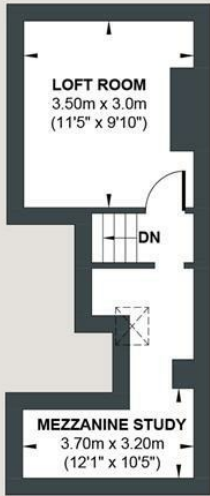
GROUND FLOOR

Approximate Floor Area
833.77 sq ft
(77.46 sq m)



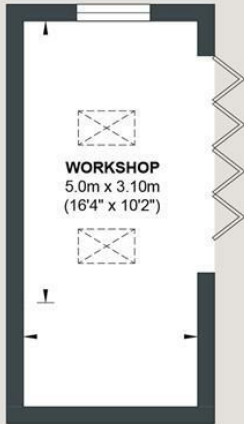
FIRST FLOOR

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)

