



FOSTER
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Berriedale Avenue

Hove, BN3 4JG

Guide price £1,200,000

This attractive home has a strong kerb appeal, with a private driveway and an elegant frontage that combines character with practical family living. Internally, the accommodation is well arranged over two floors and provides an excellent balance of reception space and bedroom accommodation, making it ideal for modern family life.

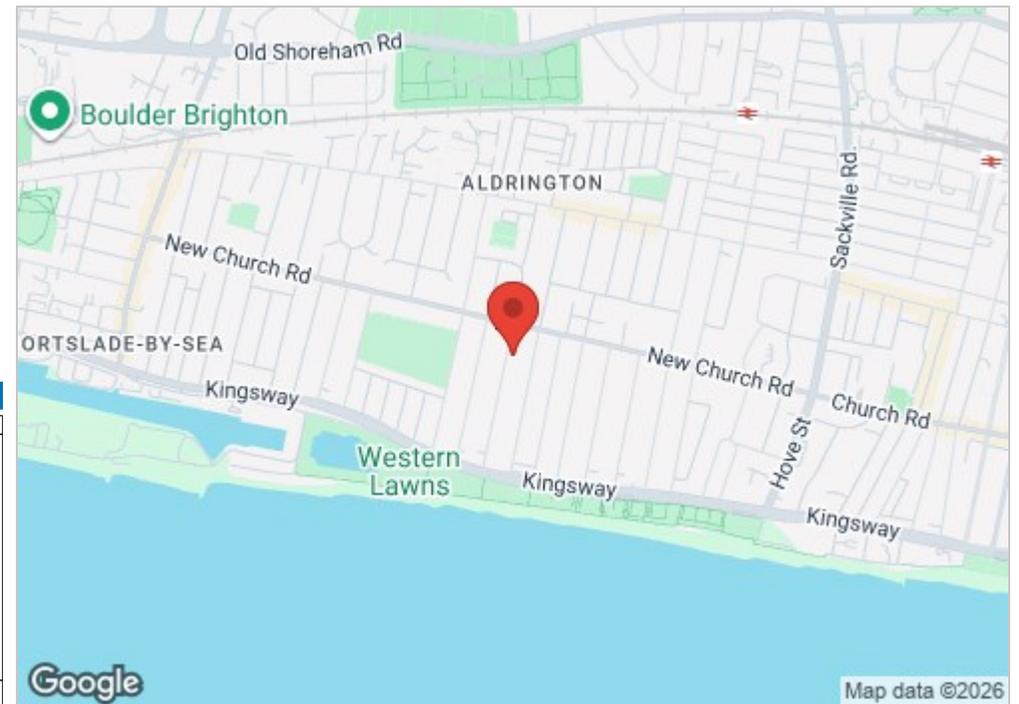
The ground floor is centred around a superb through living and dining room measuring over 33 feet in length, providing an impressive open space for both everyday living and entertaining. This room enjoys excellent natural light, a bay fronted seating area to the front and a pleasant outlook over the rear garden. To the rear of the house is a spacious fitted kitchen and breakfast room with direct access out to the decked terrace and garden beyond. There is also a separate utility area and a ground floor shower room.

The first floor provides four well proportioned bedrooms, together with a family bathroom. One of the bedrooms enjoys direct access to a private balcony, creating an attractive elevated outlook over the rear garden.

A standout feature of the property is the newly built detached annexe positioned at the rear of the garden. Stylishly finished and highly versatile, this space would work exceptionally well as guest accommodation, a home office, studio, gym, treatment room or independent space for older children or visiting family. The annexe has been fitted with aluminium windows and sliding doors and includes a striking freestanding stone bath along with a separate shower room, giving it a luxurious contemporary finish.

Outside, the rear garden has been arranged to provide a generous decked terrace directly off the kitchen, ideal for outside dining and entertaining, leading onto an area of lawn. To the front, the property benefits from a private paved driveway providing off street parking.

Situated on Berriedale Avenue, this home is well positioned for access to well regarded local schools, parks, transport links and the wider amenities of Hove, making it an excellent option for families looking for space, flexibility and a sought after address.



- Semi detached family home in a sought after Hove location
- Four good size first floor bedrooms
- Utility area
- First floor family bathroom
- Annexe with freestanding stone bath and separate shower room
- Approximately 1,706 sq ft including annexe
- Spacious kitchen and breakfast room
- Ground floor shower room
- Private balcony overlooking the rear garden
- Rear garden with decked terrace and lawn

| 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 | | |
| England & Wales | | EU Directive 2002/91/EC |

BERRIEDALE AVENUE

Approx. Gross Internal Floor Area (Including Annexe) = 158.58 sq m / 1706.94 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate



