

PORT • HALL

ESTATES



26 Queen Alexandra Avenue

Hove

Sussex

BN3 6XH



FOR SALE

Asking price £479,950

Freehold

Occupying a popular residential location towards the top end of Queen Alexandra Avenue, approached via Goldstone Crescent and Woodland Avenue and accessible to Hove Park with its recreational facilities, Waitrose, West Hove Golf club, Aldrington Church of England Primary School, Blatchington Mill School and West Blatchington Primary and Nursery School, Hove mainline railway station and local shops in Queen Victoria Avenue.

A modern mid terrace townhouse comprising 3 bedrooms, spacious bathroom, L-shaped lounge/dinner overlooking west facing rear garden, kitchen, cloakroom, balcony, integral garage with private driveway.

Whilst presentable the property would benefit from updating and redecoration, arranged more particularly as follows:

FIRST FLOOR

LANDING:

Access to Roof space with pull down ladder, electric light and gas fired wall mounted boiler, deep linen cupboard/storage cupboard.

BEDROOM 1:

12' x 11'6

Built in wardrobe cupboard with mirror fronted sliding doors, hanging and shelved storage space, radiator, uPVC double-glazed window overlooking the garden, coved ceiling.

BEDROOM 2:

11'6 x 10'

Radiator, uPVC double-glazed windows, wooden door giving access to a balcony, built in wardrobe cupboard with hanging and shelved storage space.

BEDROOM 3:

11'3 x 7'6

Radiator, uPVC double-glazed window overlooking the garden, recessed wardrobe cupboard with hanging and shelved storage space.

BATHROOM:

Spacious bathroom, white suite comprising panelled bath with mixer tap and hand shower attachment, pedestal wash basin, low-level WC, uPVC double-glazed window, radiator.

GROUND FLOOR

ENTRANCE PORCH:

UPVC double-glazed window, door to:

ENTRANCE HALL:

L-shaped, radiator.

CLOAKROOM:

Low-level WC, wash hand basin, extractor fan.

KITCHEN:

11'3 x 7'3

Three double wall cupboards, work surfaces, stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for small dishwasher, space for freezer, uPVC double-glazed windows, serving hatch.

L-SHAPED LOUNGE/DINING ROOM:

20' x 17'

Radiator, uPVC double-glazed door leading out to the garden, uPVC double-glazed picture window, TV aerial point, coved ceiling, two radiators.

OUTSIDE

REAR GARDEN:

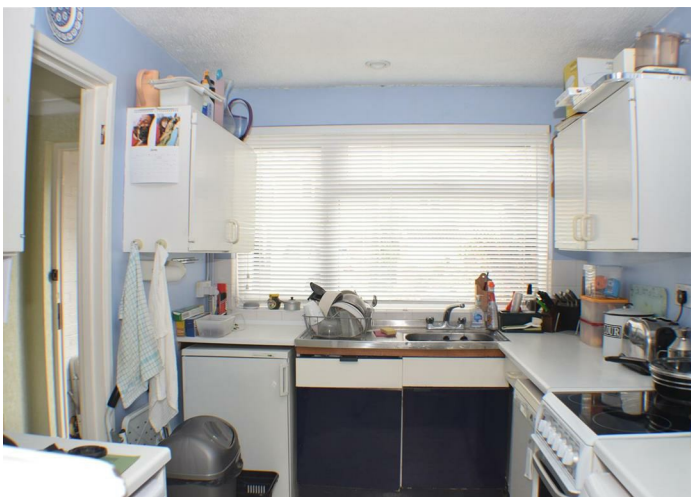
Steps down to a paved terrace area, lawn with flowerbeds and borders.

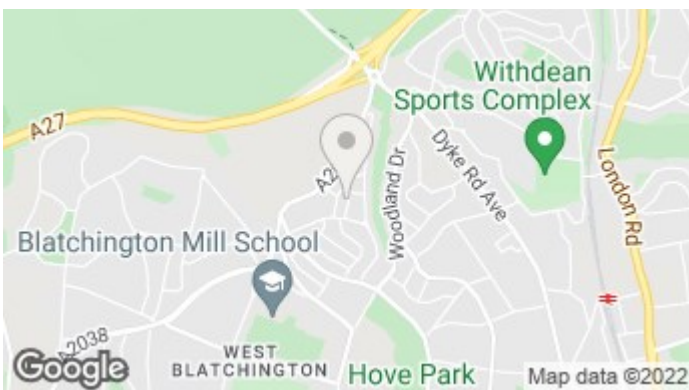
GARAGE:

15'9 x 8'

Electrically operated up and over door, fuse box, meters, electric light.

To the front of the property it's a terraced brick elevations under a tiled roof with an integral garage, brick paved driveway with additional parking for two cars.





Viewing

Please contact our Port Hall Estates Office on 01273 559846 if you wish to arrange a viewing appointment for this property or require further information.



| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.