



27 Orchard Avenue

Hove BN3 7BL

Asking Price Of £750,000
Freehold

- SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- KITCHEN

- LIVING/DINING ROOM
- CONSERVATORY
- CORNER PLOT WITH SIDE AND REAR GARDENS
- PRIVATE DRIVE

Nestled on a generous corner plot in a highly desirable residential location, this charming semi-detached family home is offered to the market for the first time in over forty years. The property has been lovingly maintained and is neutrally decorated throughout. With tremendous potential for extension or enhancement (subject to the necessary consents), this home represents a rare opportunity in a sought-after setting. The ground floor features a welcoming through living/dining room, filled with natural light and offering a seamless flow into the conservatory, which enjoys serene views over the secluded side and rear gardens. These private outdoor spaces wrap around the property, creating an ideal environment for relaxation or family life. To the first floor the home offers three generous double bedrooms, each with ample space for furnishings, along with a well-appointed family bathroom. Situated in this convenient location within a few minutes' walk of Hove Park and Waitrose Superstore. The mainline station and seafront are both within easy reach as are the local shops, eateries and cafes.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Cupboard with space and plumbing for washing machine and tumble dryer, radiator.

KITCHEN Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob with extractor over, electric oven, tiled splashback, integrated fridge/freezer, dishwasher, UPVC double glazed window and door to:

CONSERVATORY Part brick built with two sets of doors onto the garden.

LIVING ROOM UPVC double glazed bay window, electric fire, radiator.

DINING ROOM Radiator with decorative cover, sliding door to conservatory.

FIRST FLOOR

LANDING Hatch to loft space, radiator.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed bay window, radiator.

BEDROOM 2 Fitted double wardrobe, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with 'Triton' electric shower over, sink, heated ladder style towel rail, UPVC double glazed window.

SEPARATE W.C Comprising low level w.c, tiled floor, part tiled walls, UPVC double glazed window.

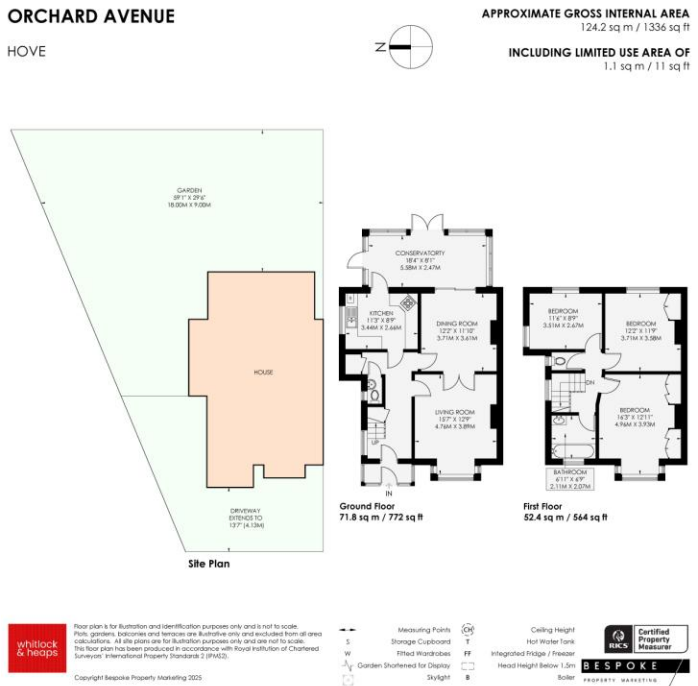
OUTSIDE

PRIVATE DRIVE

SIDE AND REAR GARDENS Mainly laid to lawn with patio and shed.

Council Tax Band E (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ORCHARD AVENUE
HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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