

# 26 Elizabeth Avenue, Hove, BN3 6WG

## Guide price £700,000 Freehold

Guide Price £700,000 to £725,000

Elliotts are delighted to offer for sale this large (145 Sq.Mt / 1569 Sq.Ft) extended FIVE BEDROOM, TWO BATHROOM Semi Detached house in this sought after GOLDSTONE VALLEY with OFF ROAD PARKING and a LARGE SOUTH FACING GARDEN. The accommodation includes a large LOUNGE, 19' DINING ROOM, MODERN KITCHEN and UTILTY ROOM.





Elizabeth Avenue is ideally located in the sought after Goldstone Valley area with Hove Park and Waitrose a short stroll from the property, as well as easy access to the A27 and just a few steps to the bus stop for central Brighton or Hove. The train station in Hove is a walkable distance and this location also boasts an excellent choice of highly rated primary & secondary schools, plus colleges nearby.

This excellent family home is arranged over three superb floors, with approximately 1569 Sq.Ft / 145 Sq.Mt of useable floor space and being excellently presented throughout, with the unquestionable feature of a great size South facing garden along with stunning views over Hove.



The accommodation comprises; a large entrance hallway with a ground floor cloakroom, a 16' lounge, a superb 19' dining room with double doors to the garden, as well a further door that gives access to a utility room. From the dining room an opening leads into the modern South facing kitchen and additional access to the garden. Heading upstairs there are three double bedrooms and a modern bathroom/WC. Stars then take you to the top floor where you'll find a further two bedrooms and a shower room/WC.

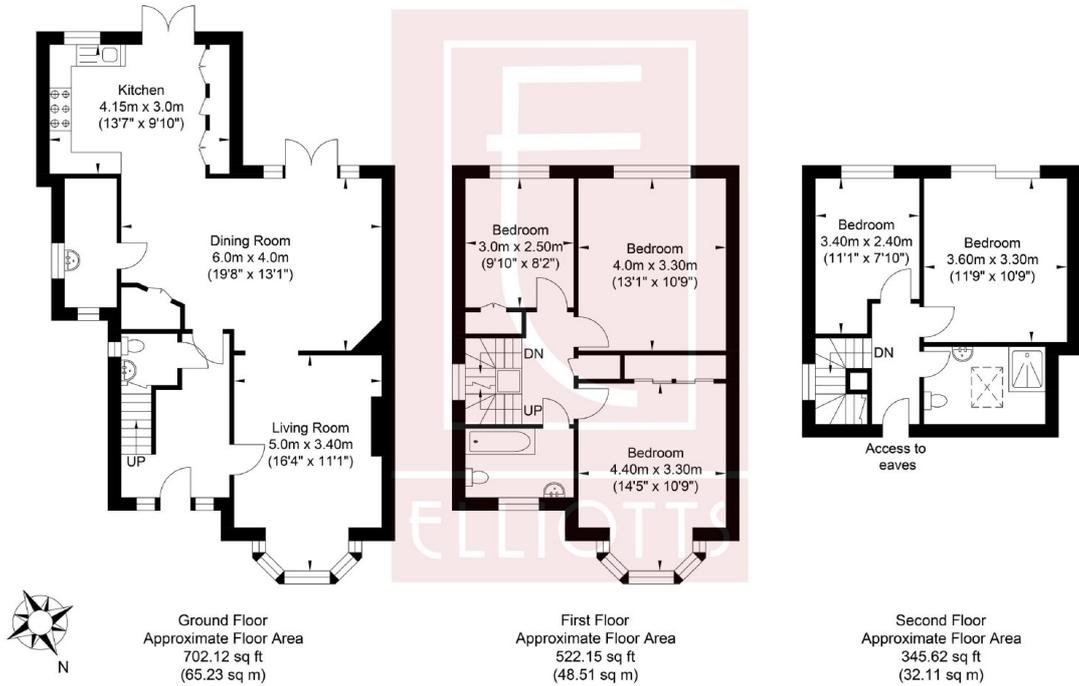
To the front you'll find off road parking for a number of vehicles, whilst to the rear and a great feature is the large South facing rear garden, along with a raised decked area which offers superb Southerly views over Hove and beyond.



- **1569 Sq.Ft / 145 Sq.Mt**
- **19' Dining Room**
- **Superb South Garden**
- **Utility Room**
- **Off Road Parking**
- **Five Bedrooms**
- **Good Size Lounge**
- **Two Bathroom/WC**
- **Modern Kitchen**
- **GF Cloakroom**



# Elizabeth Avenue, Hove



Approximate Gross Internal Area = 145.85 sq m / 1569.91 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	63
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

