



Shirley Avenue, Hove, BN3
Offers In Excess Of £800,000

**ASTON
VAUGHAN**
Sales and Lettings

3 Bedrooms | 1 Bathroom | 2 Reception Rooms 1232 Sq Ft | Close to Hove Park | Garage | Large Garden

Brimming with potential for both extension and further development, this detached three-bedroom house is an exciting opportunity for home seekers, developers and families alike. Just seconds from Hove Park and a few minutes from Dyke Road Avenue, a fabulous rear garden invites wildlife and is filled with sunlight, while to the front there is parking for up to three cars on the drive, with an additional car or motorbikes in the garage.

Beautifully bright and surrounded by lush greenery, it is understandable why homes in this area are so desirable. As with many of the neighbouring homes also of this period, the exterior is smart and unpretentious, with clean lines and wide picture windows. It is set well back from the road by a neat front garden, with steps leading up to the front door. Stepping inside, it is immediately clear this home has been beautifully cared for, and while the potential for development is there, everything is in good condition and in fine working order.

To the right, the living room, dining room and kitchen are linked, spanning the depth of the house, so it could be an idea to open them, with the correct planning and building supports, to create one open plan space for entertaining and family time. An original mid-century fireplace is open for fires during winter which add both warmth and atmosphere, while the whole family can cosy up on comfortable sofas and chairs. Next door, the dining room has

ample space for a dining table to seat eight and sideboards for housing glassware and crockery. Adjoining is the kitchen where the original 1970s cabinetry has been retained and beautifully maintained. Space has been left for freestanding appliances and a door opens to the garden which becomes a lovely extension of the home during summer.

Set to lawn, there is space for children to play, but also a deep flower bed to create a kitchen garden alongside a greenhouse for seedlings and delicate flowers. A patio sits close to the house for dining alfresco during the warmer seasons and you can access the garage with ease through a rear gate. There is potential here, also, for renovation and development to create a garden office, gym or annex if need be.

If easy accessibility is a requirement for you and your family, this bungalow is ideal as the hallways are wide, and all three bedrooms are on the ground floor (although the potential to add a second floor is there). There are two double bedrooms: one to the front and one sitting centrally, while a large single room sits to the rear with a door leading to the garden. The principal room has a wall of built-in wardrobes while the other have space for freestanding furnishings, and all have easy access to the bathroom at the end of the hall where you'll find a three-piece sanitaryware suite with a shower over the bath.





LOCATION GUIDE

Good to Know

Shops: Waitrose 10 minute walk, 2 minute drive

Train Station: Hove Station 21 minute walk, 4 min drive

Seafront or Park: Hove Park 5 min walk

Education

Primary: Westdene Primary, Bilingual School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

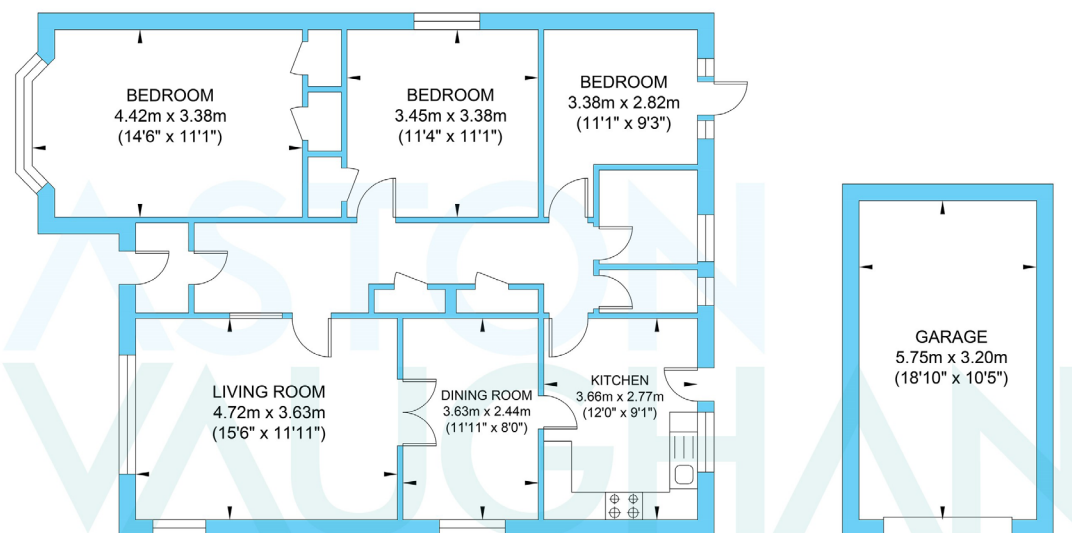
Sixth Form: Varndean, BIMM, City College

Private: Brighton College, Lancing College and Prep

This bright and spacious home is situated in a prestigious area with lots of local green spaces, and the South Downs on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23/A27 and Hove Station which have direct and fast access to the airports and London.

When viewing this property, take a look at the wide variety of homes in the road and within the neighbouring streets. See the potential that this house and plot of land could reveal. With some creative thinking (and the professional guidance of an architect of course), the possibilities are boundless!

Shirley Avenue



Ground Floor
Approximate Floor Area
1034.41 sq ft
(96.10 sq m)

Garage
Approximate Floor Area
198.05 sq ft
(18.40 sq m)

Approximate Gross Internal Area = 114.50 sq m / 1232.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.