

ELLIOTTS

11 Queen Victoria Avenue,
Guide Price £750,000





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11 Queen Victoria Avenue Hove, BN3 6WR

ELLIOTTS are delighted to offer this ATTRACTIVE, EXTENDED TUDOR STYLE semi-detached FAMILY HOME, which has undergone a MAJOR PROGRAMME of MODERNISATION and UPDATING, with a HOST of FEATURES yet still OFFERING FURTHER SCOPE and POTENTIAL, FABULOUS c90' REAR GARDEN with FAVOURED SOUTHERLY ASPECT, located in HOVE'S HIGHLY SOUGHT AFTER GOLDSTONE VALLEY DISTRICT.



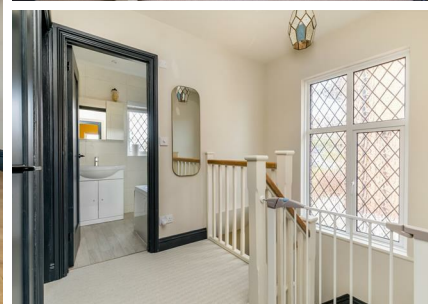
- Sought After Goldstone Valley District
- Large c90' South Aspect Rear Garden
- Extended To The Rear
- Garage And Driveway
- Recently Modernised
- Spacious c115 Square Metres/1240 Square feet
- Further Scope And Potential
- Large Interconnecting Living Areas
- Modern Bathroom & GF Cloakroom
- Host Of Features



A well presented and much improved family home, with an appealing Tudor Style elevation, and located in one of Hove's most sought after residential locations, Goldstone Valley, popular for its easy access into the City Centres of Brighton and Hove, and is on the doorstep of several local parks and highly regarded schools.

Many recent and significant improvements have been carried out to up date the house and to add to its original appeal, and just some include re plastering of walls and ceilings, attractive architectural radiators, re wiring with dimmers, and tasteful décor.

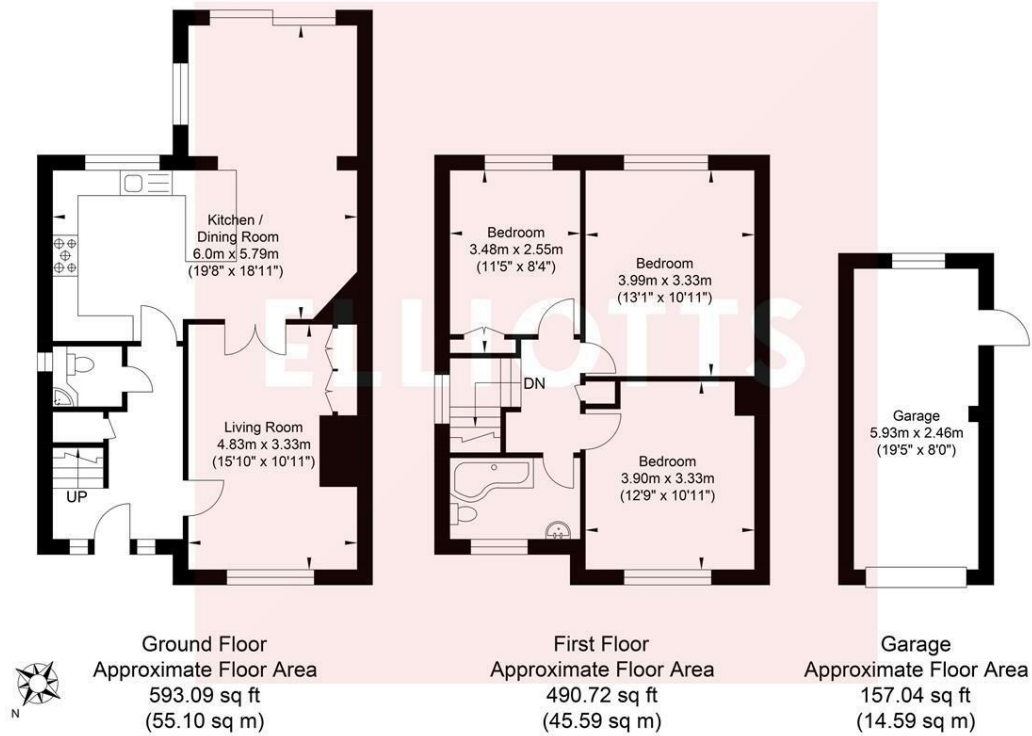
Accommodation extends to an impressive 115 square metres/1240 square feet, and a signature area is the main ground floor living space, which offers space and versatility, and combines with a feature kitchen, with Neff appliances, and both mood and under unit lighting. Outside, and a huge advantage, is a fabulous rear garden measuring some 90' in length, and which enjoys a favoured southerly aspect.





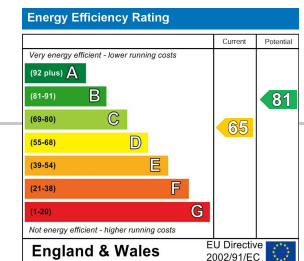
Floorplan

Queen Victoria Avenue



Approximate Gross Internal Area = 115.28 sq m / 1240.86 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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