



7 Queen Mary Avenue Hove BN3 6XG

Offers In Excess Of £600,000

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- CONSERVATORY
- CLOAKROOM
- PRIVATE DRIVE
- GARAGE

Whitlock and Heaps are delighted to offer to market this excellent detached family home that has been in the same ownership since it was built. The house currently offers three double bedroom accommodation that offers tremendous potential for extension (stnc). To the ground floor there is a modern kitchen and through living/dining room that leads onto the conservatory and delightful, secluded rear garden. The house is approached via a private drive that leads to the garage. Situated in this desirable location within a few minutes walk of the Copse that leads onto the South Downs. Hove Park, seafront and mainline station are all within easy reach along with a variety of shopping facilities and eateries.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Stairs to first floor, radiator, storage cupboard.

CLOAKROOM Comprising low level w.c., wash-hand basin, radiator, UPVC double glazed window.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob, eye level oven, appliance space, 'Worcester' gas-fired boiler, UPVC double glazed window overlooking the garden, radiator, tiled floor.

LIVING/DINING ROOM UPVC double glazed window, 2 radiators, sliding door to:-

CONSERVATORY Part brick built with tiled floor, door to garden.

FIRST FLOOR

LANDING Hatch to loft, UPVC double glazed window.

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

BEDROOM 2 Fitted wardrobes, radiator, UPVC double glazed window with sea views.

BEDROOM 3 Fitted wardrobe, radiator, UPVC double glazed window.

BATHROOM Comprising panelled bath with shower over, glazed shower screen, pedestal wash-hand basin, low level w.c., part tiled walls, UPVC double glazed window, radiator.

OUTSIDE Private drive.

GARAGE Up and over door, power.

REAR GARDEN Mature well established garden being mainly laid to lawn with flower and shrub borders, paved patio, gate offering side access.

QUEEN MARY AVENUE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA & GARAGE)
969 sq ft / 90 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA & GARAGE)
1142 sq ft / 106.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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