



# 18 St Keyna Avenue

Hove BN3 4PP

Asking Price Of £825,000

- DESIRABLE LOCATION
- THREE BEDROOMS
- BATHROOM
- KITCHEN

- LIVING ROOM
- DINING ROOM
- WEST FACING GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to bring to market this excellent three-bedroom family home offering well-proportioned accommodation with the potential to extend (stnc). To the ground floor there are two good size reception rooms with a separate kitchen. The well established gardens to the front and rear are a particular feature with the rear garden being of a westerly aspect. Roof and front hanging, hand-made clay tiles were new ten years ago. Situated in this most desirable location within a few minutes walk of Hove seafront and lagoon. An array of eateries, cafes and shopping facilities are within a short walk along with Portslade mainline station offering direct links to London. The property is also well-positioned for schools.

Enclosed entrance porch.

### ENTRANCE HALL

Stairs to first floor, understairs storage.

### KITCHEN

Incorporating stainless steel sink unit with drainer, laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, appliance space, window overlooking the garden, door to garden.

### LIVING ROOM

Bay window, radiator.

### DINING ROOM

French doors to garden, radiator.

### FIRST FLOOR

#### LANDING

Hatch to part-boarded loft space, window.

#### BEDROOM 1

Bay window, fitted wardrobe, radiator.

#### BEDROOM 2

Fitted wardrobe and fitted cupboard, window, radiator.

#### BEDROOM 3

Window, radiator.

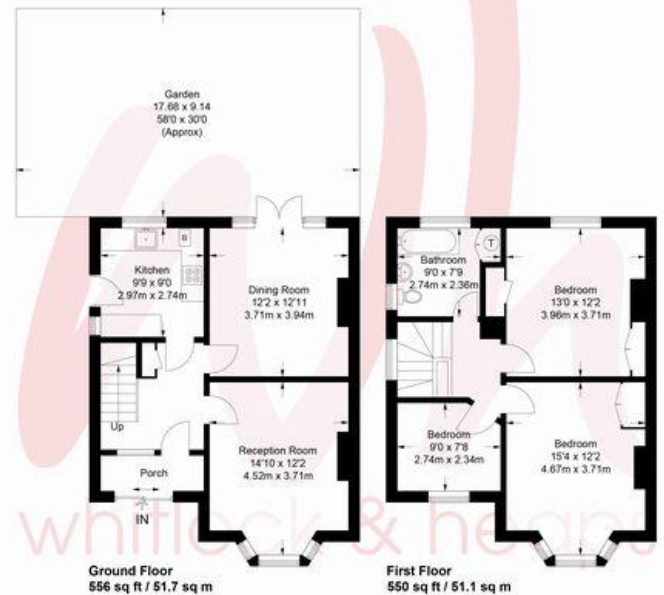
### BATHROOM

White suite comprising panelled bath with separate shower over, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls.

### FRONT GARDEN

### REAR GARDEN

West facing and well established, laid to lawn with deep borders. Outside storage.



Approximate Gross Internal Area = 1106 sq ft / 102.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### Portslade Branch

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