



Rowan Avenue, Hove, BN3 7JH

welcome to

Rowan Avenue, Hove

A beautifully refurbished and impeccably presented three-bedroom semi-detached family home, boasting bright, contemporary living spaces and an enviable location in one of Hove's most desirable residential areas, close to outstanding amenities, excellent schools and convenient transport connections.



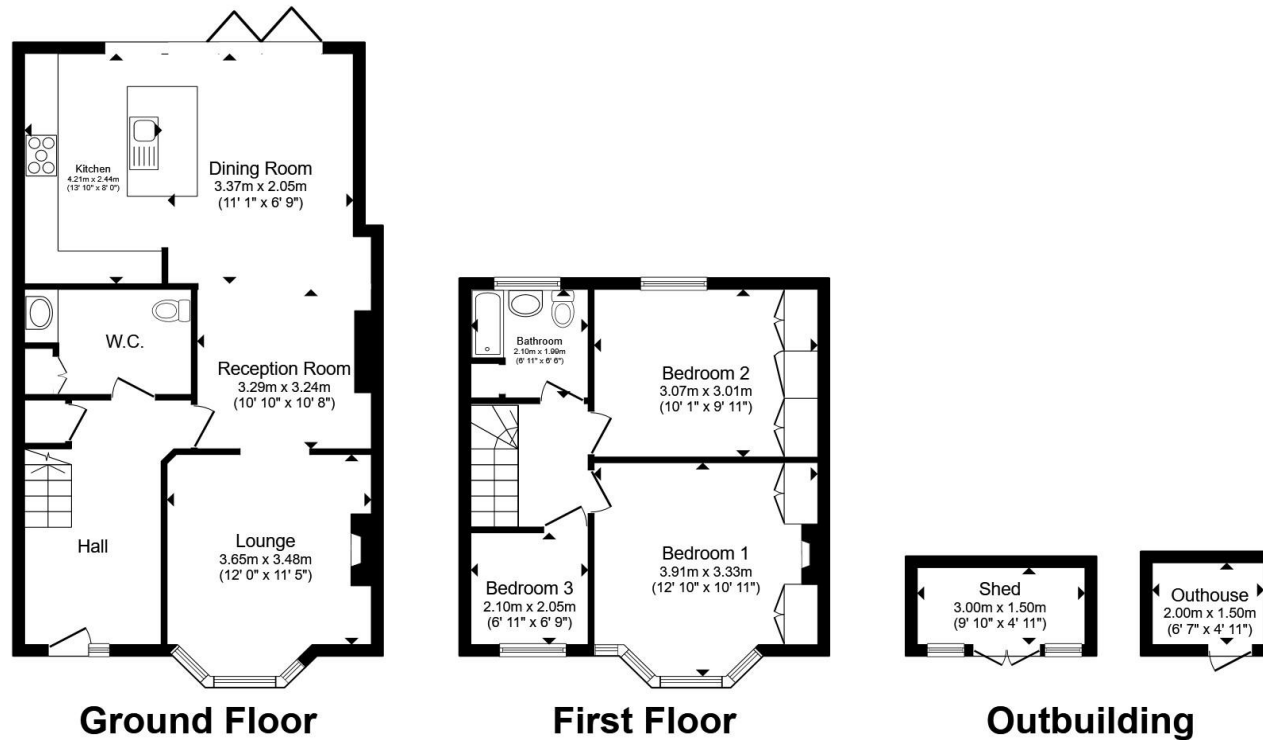
An exceptionally presented and recently renovated three-bedroom family home, situated in this popular area of Hove close to local shops, well regarded schools, parks and mainline railway stations.

The accommodation comprises an entrance hall, a spacious living room and a bright open plan kitchen/dining room with doors opening onto the rear garden, creating an ideal space for family life and entertaining. The kitchen and dining area further benefits from underfloor heating, while a ground floor WC completes the layout. Upstairs, there are three bedrooms and a modern family bathroom.

Outside, the rear garden is arranged with lawn and decking areas and benefits from side access and a back gate, providing added convenience. Off-road parking with an EV charger provides excellent practicality.

Rowan Avenue is a sought-after residential road in Hove, well placed for a range of local amenities, schools and transport links. Both Hove and Portslade stations are within easy reach, offering direct services to London and along the south coast. The area also benefits from nearby parks, green spaces and convenient access to the A27 and A23, while Hove seafront and the city centre are just a short distance away.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 115.6 m² (1,244 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Stunning decorative order
- Garden
- Close to Schools
- Amenities Close by
- Driveway
- Side access
- Large open plan kitchen family space
- Underfloor heating in kitchen/dining area

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRH110527



Property Ref:
CRH110527 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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