



26 Berriedale Avenue
Hove, BN3 4JH
£1,250,000

4 2 3 D

26 Berriedale Avenue

Berriedale Avenue is a residential road in Hove, known for its calm, neighbourhood feel while remaining well connected to the wider city. Sitting within a popular residential area, characterised by attractive period homes and well-kept surroundings, making it appealing to families and professionals. The location benefits from easy access to local shops, cafés, and everyday amenities, with green open spaces close by for walks and outdoor activities. Transport links are convenient, offering straightforward routes into central Hove, Brighton city centre, and beyond, whether by bus, road, or nearby rail connections.



- South of New Church Road, Hove
- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Spacious Reception Room
- Large L Shaped Lounge / Dining Room
- Fitted Kitchen & Utility Room
- Off Road Parking for Numerous Vehicles
- Garage
- West Facing Rear Garden
- Council Tax Band G EPC D





This attractive property offers generously proportioned and well-maintained accommodation throughout. An inviting entrance vestibule leads into a spacious oak-panelled reception hallway, with stairs rising to the first floor and a useful cloakroom positioned beneath. To the front of the house is a large oak-panelled reception room, while to the rear sits a bright and spacious 'L' shaped lounge / dining room which overlooks the West facing rear garden. The kitchen is well equipped and thoughtfully arranged for family living, there is also a large utility room that also provides internal access to the garage.

The first floor provides four bedrooms alongside a family bathroom/WC, with the principal bedroom further benefiting from a spacious en suite.

Externally, the property enjoys extensive off-road parking to the front, providing access to an integral garage. To the rear is a beautifully maintained and well-established West facing garden creating an ideal space for outdoor enjoyment.

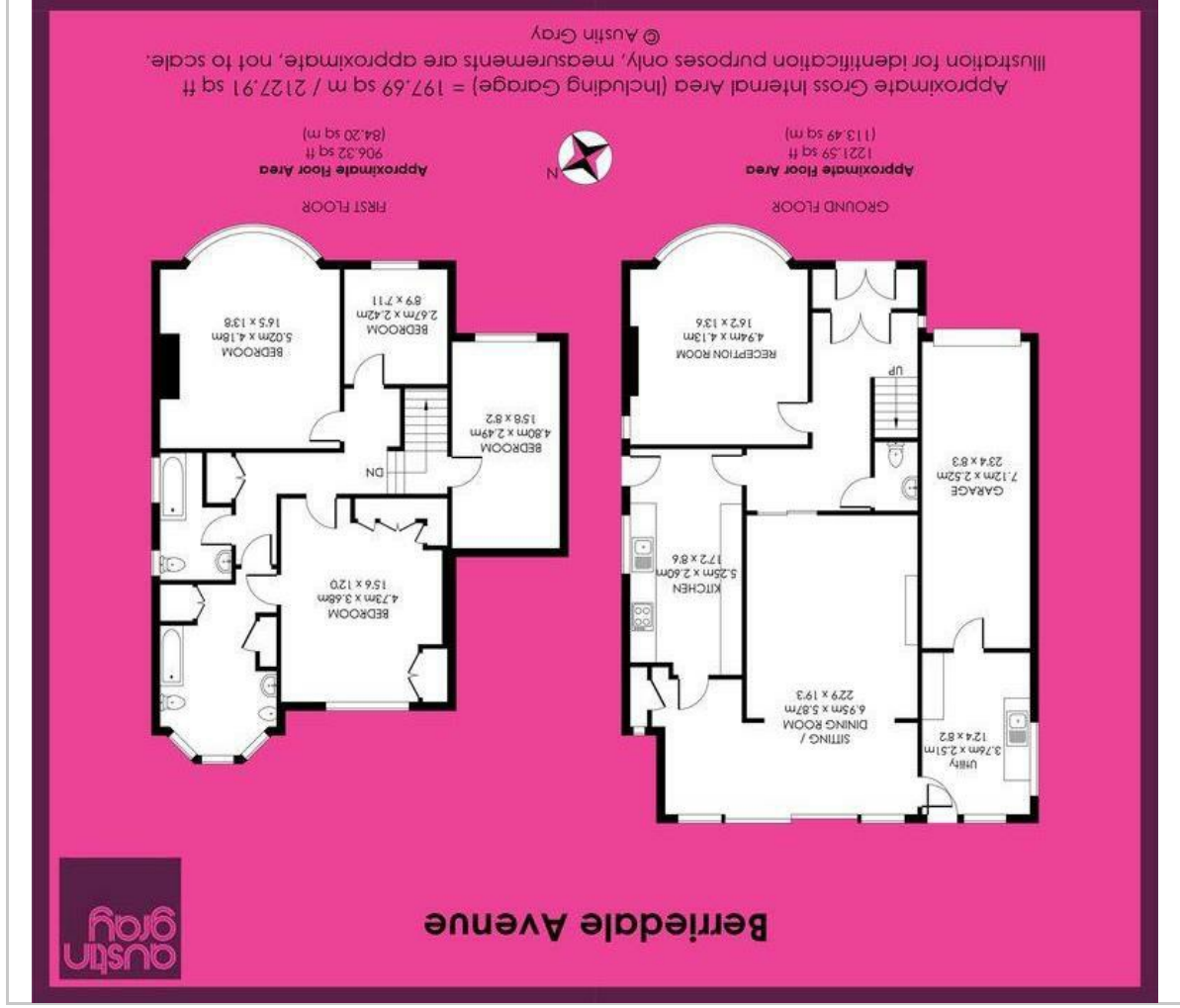
The property is offered to the market in good decorative order throughout having been extremely well cared for by the current owner. It also presents an excellent opportunity for potential enlargement or remodelling, subject to the necessary consents, making it a superb long-term family home in a highly regarded coastal location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

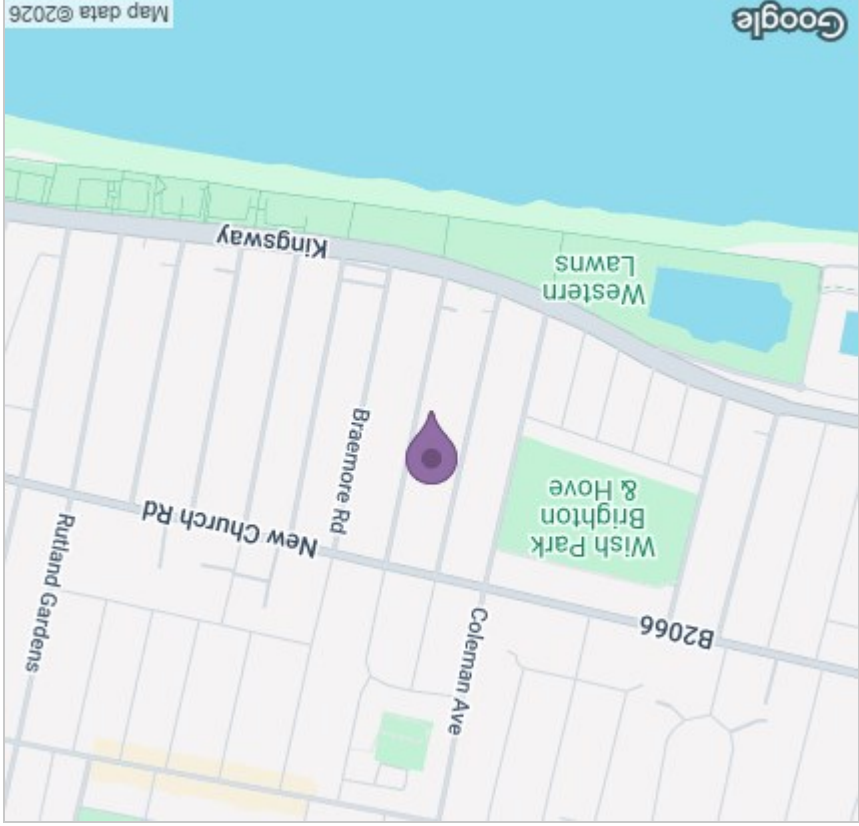
Energy Efficiency Rating	
Current	Potential
77	62

Not energy efficient - lower running costs
 A (61-91) B (55-60) C (49-54) D (43-48) E (37-42) F (31-36) G (25-30)

Not energy efficient - higher running costs
 G (25-30) F (31-36) E (37-42) D (43-48) C (49-54) B (55-60) A (61-91)

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map