

17 Acacia Avenue, Hove, East Sussex, BN3 7JT

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Guide Price £775,000 - Freehold

- Extended semi detached home
- Four spacious bedrooms
- Family bathroom and en suite
- Studio with kitchenette & shower room
- Excellent condition throughout
- Popular Hove location
- Great access to schools
- Close to local amenities
- Viewing highly recommended
- Private off road parking at front

GUIDE PRICE £775,000 - £800,000

This stunning property has undergone a complete transformation, showcasing a meticulous refurbishment that emphasises high-quality materials and contemporary design throughout. Step into the modern kitchen, where top-of-the-line NEFF appliances meet elegant porcelain tiles and inviting underfloor heating, creating a seamless flow into the hallway and reception area. Each of the three stylish shower rooms and wet rooms is fully tiled, perfectly blending sophistication with practicality.

The exceptional self-contained garden room, complete with its own private entrance, is a testament to superior craftsmanship and the use of premium materials. A newly installed Vaillant combi boiler ensures warmth and comfort year-round. The kitchen, just under seven months old, is a culinary enthusiast's dream, while the striking glass banister and luxurious staircase carpeting add a touch of opulence.

Every detail of the interior has been thoughtfully designed, from the elegant doors and architraves to the window frames and skirting boards, all embodying a modern high-end aesthetic.

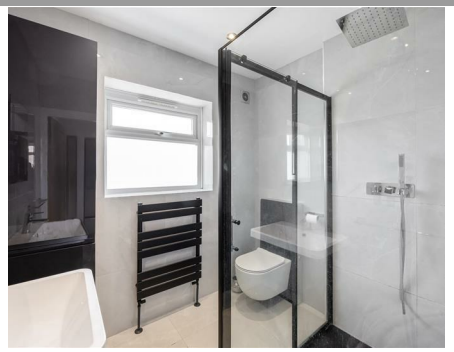
Ideally situated just a five-minute walk from the renowned Blatchington Mill School, this property epitomises contemporary living, enhanced by convenient access to local amenities.

All bedrooms are equipped with fully fitted wardrobes, providing ample storage while maintaining a clean and stylish look.



Acacia Avenue is ideally situated nearby local shopping facilities, travel networks and what are considered to be good local schools catering for all age groups. The South Downs & Hove seafront are a short car or bus journey away along with Hove with its popular shops, restaurants and bars.







Entrance

Entrance Hallway

Reception Room
12'10 x 12'6

Reception Room
11'6 x 10'6

Kitchen/Diner
18'5 x 16'1

Stairs rising to First Floor

Bedroom
12'6 x 11'6

Bedroom
11'6 x 10'6

Bedroom
7'7 x 7'3

Family Shower Room/WC
7'7 x 6'3

Stairs rising to Second Floor

Bedroom
17'5 x 12'10

En-suite Shower Room/WC
7'3 x 6'3

OUTSIDE

Rear Garden

Studio Room
11'2 x 10'10

Studio Shower Room/WC
6'3 x 5'7

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Hardstanding and un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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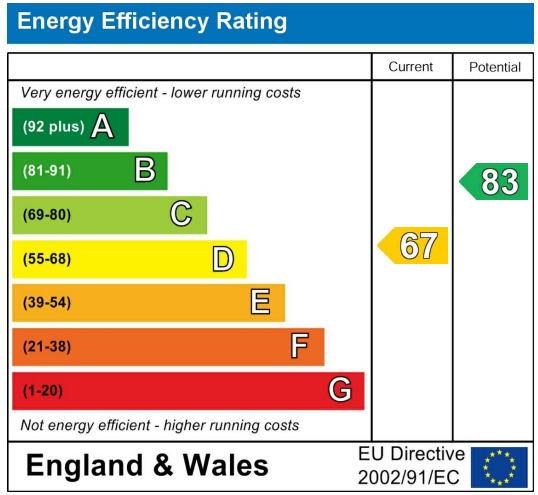
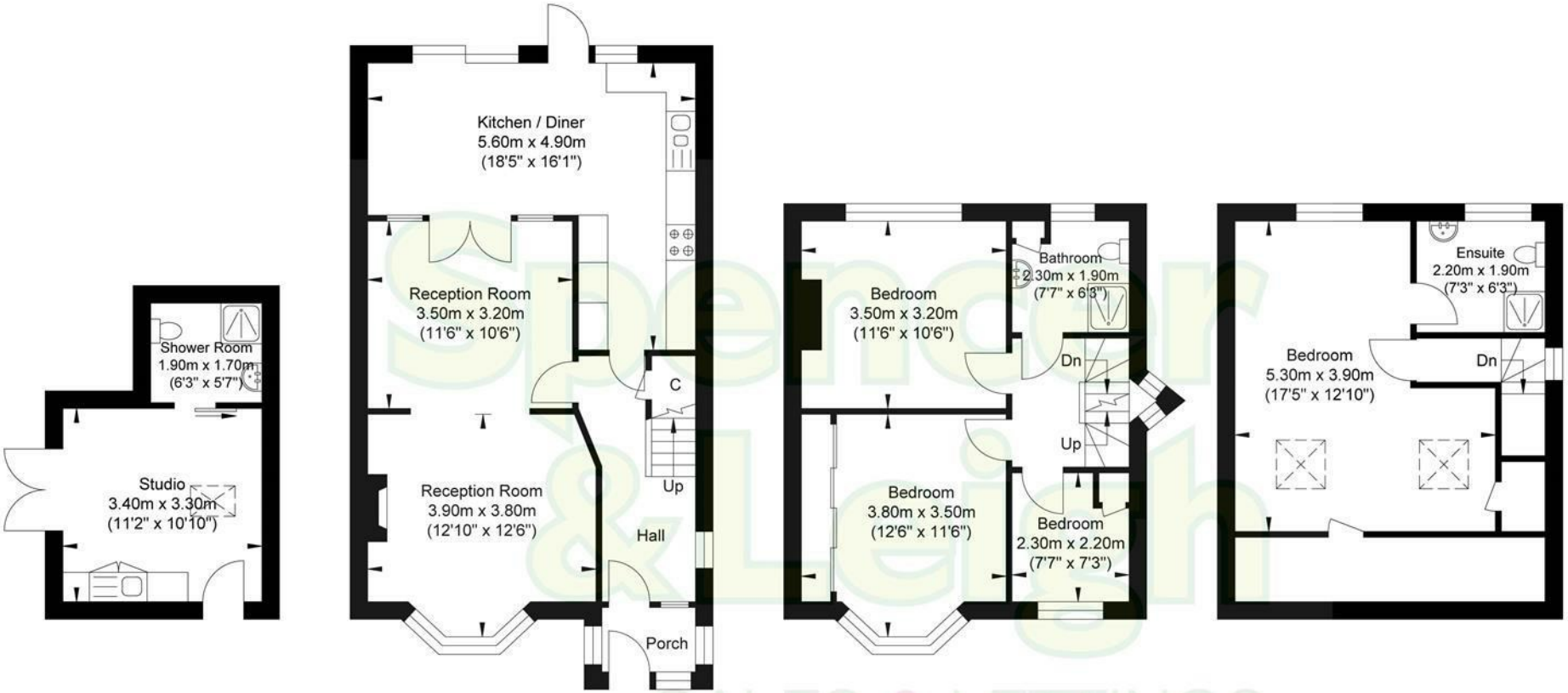
Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Acacia Avenue



Studio
Approximate Floor Area
157.58 sq ft
(14.64 sq m)

Ground Floor
Approximate Floor Area
584.58 sq ft
(54.31 sq m)

First Floor
Approximate Floor Area
403.22 sq ft
(37.46 sq m)

Second Floor
Approximate Floor Area
370.82 sq ft
(34.45 sq m)

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Approximate Gross Internal Area (Excluding Studio) = 126.22 sq m / 1358.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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