



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



OFFERS IN EXCESS OF

**£650,000**

**Queen Victoria Avenue**

Hove, BN3 6WR

## PROPERTY SUMMARY

OIEO £650,000

Jack Taggart & Co are delighted to offer this well-proportioned three-bedroom semi-detached family home, situated in the highly sought-after Queen Victoria Avenue. Offering approximately 976 sq ft of internal accommodation (excluding the garage), this property presents an exciting opportunity for buyers looking to modernise and create their ideal home in a desirable residential location.

The ground floor comprises a spacious dual-aspect sitting room which flows through to a separate dining room, creating an excellent space for both everyday family living and entertaining. The kitchen provides access to the side of the property and garden, while a convenient ground floor WC completes the accommodation.

Upstairs, there are three well-sized bedrooms, two of which are generous doubles with fitted wardrobes, alongside a family bathroom.

Externally, the property benefits from a beautifully maintained, south-facing rear garden, enjoying plenty of sunshine throughout the day and

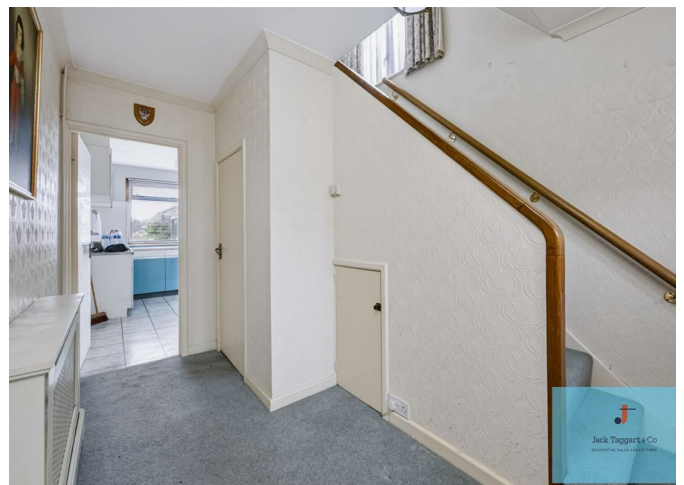
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2



2





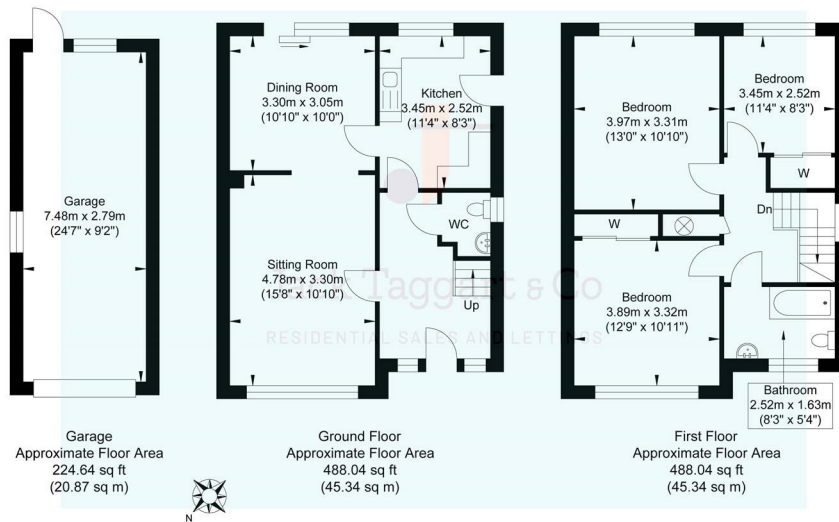
  
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Approximate Gross Internal Area (Excluding Garage) = 90.68 sq m / 976.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

3  
2  
2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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