

Spencer
& Leigh



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

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Price £800,000 - 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

Set in the sought-after Acacia Avenue in Hove, this beautifully presented semi-detached house offers a perfect blend of comfort and versatility. With four spacious bedrooms, the main house features a family bathroom and an en suite, ensuring ample space for family living.

The property boasts three inviting reception rooms, providing plenty of room for relaxation and entertaining. Additionally, a unique studio room enhances the home's appeal, complete with a kitchenette and a shower room. This versatile space can serve as an ideal workspace, a snug for children, or even a source of home income, catering to a variety of lifestyle needs.

Situated in a popular location, this residence enjoys excellent access to local amenities and reputable schools, making it an ideal choice for families. With its charming features and practical layout, this property is a wonderful opportunity for those seeking a comfortable home in a vibrant community.

Outside parking is provided by a private hardstand, making parking a simple task.

Internal inspection is highly recommended to appreciate this wonderful home!



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

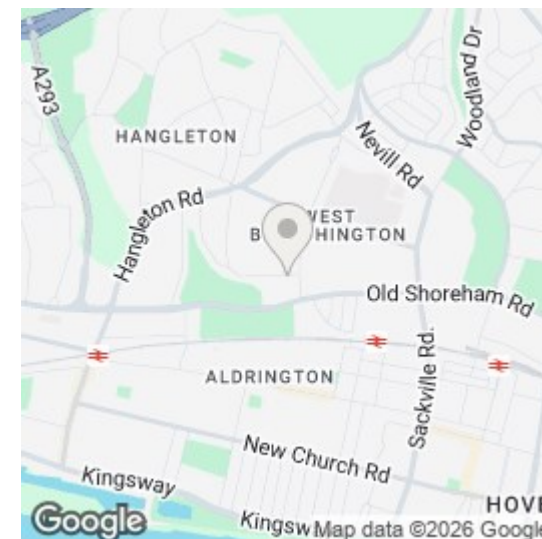
Property Information

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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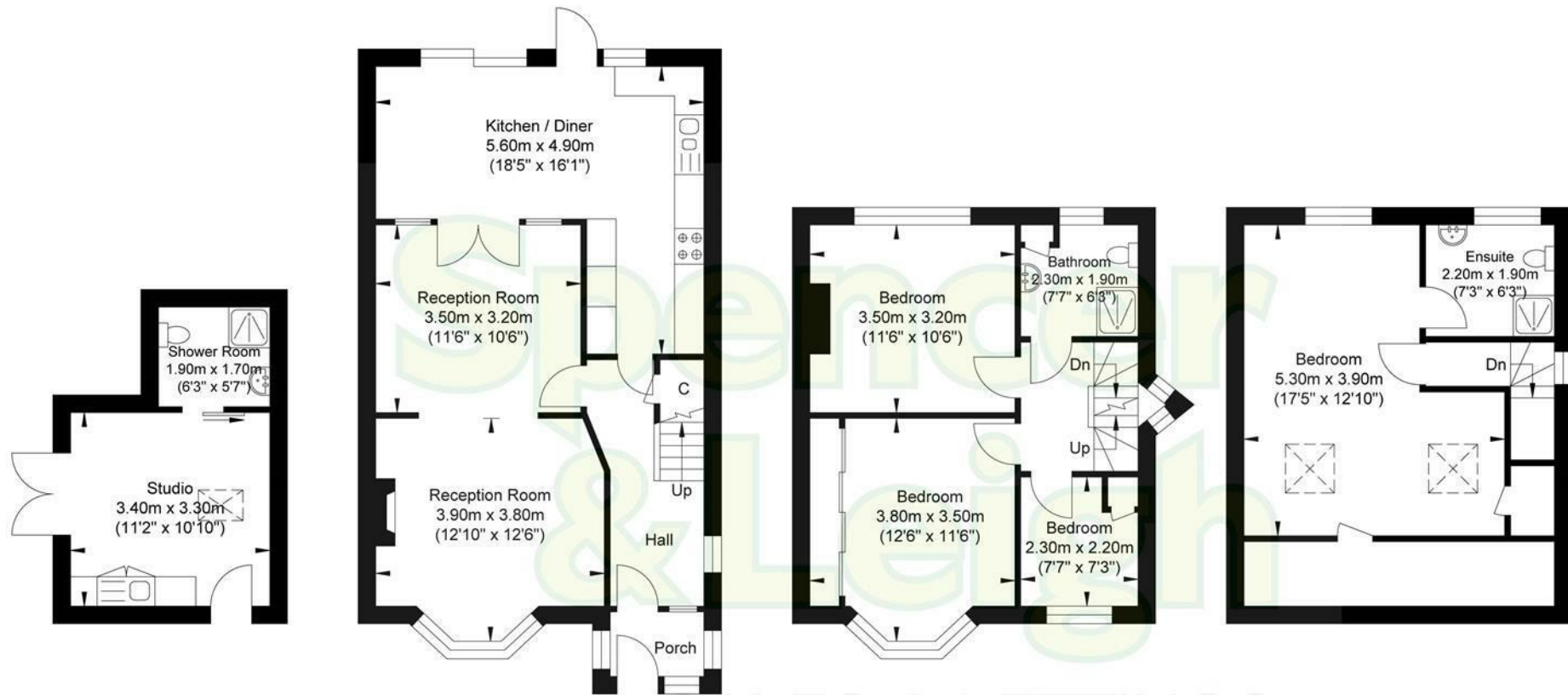
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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)



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.