



Avondale Road, BN3

£600,000-£625,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Avondale Road, BN3

3 Bedroom | 1 Reception Room | 2 Bathroom | 1279 sq ft |

Newly renovated to an exceptional standard, offering high ceilings, generous room proportions and sea views, this substantial three-bedroom maisonette is ideal for both entertaining and raising a family in comfort. While the buildings period character and features have been retained, the interior aesthetic is contemporary and immaculately finished, ready to move straight in.

With the open plan living room, dining room and kitchen spanning the front of the building, this is a fantastic space which invites entertaining, family time and relaxation with ample room for large furnishings and a formal dining table. Windows almost cover the westerly elevation, framing views over the peaceful tree-lined road, while bringing warm light in during the afternoon. A period fireplace takes centre stage with decorative tiles adding a pop of colour, while the walls are fresh in white offering a blank canvas to new owners.

The kitchen feels streamlined with modern cabinetry in grey paired with warm oak parquet

flooring and white marbled worktops. Space has been left for a washing machine and a fridge freezer, while the oven and gas hob are integrated below an extractor hood, and the worktop forms a breakfast bar.

Bedroom three sits peacefully to the rear looking out over neighbouring gardens with an easterly aspect receiving the morning light. Next door, the main bathroom is glamorous with racing green oblong tiles around the gleaming white bath suite, complemented by brushed gold fittings adding a warm glow and a luxurious finish.

Upstairs, there are two further double bedrooms sitting either side of a second galleried landing. The principal room sits to the front of the house, now enjoying sea views from its dormer window, reminding you just how close to the coast you are here. It also boasts an en suite shower room in the same stylish décor as the main bathroom below. The second bedroom also benefits from deep eaves storage and a wall of exposed brick adding character.





### Vendor's Comments:

"This is a really quiet road in a superb location which will appeal to a wide demographic. The local community are amazing and there is plenty to enjoy within walking distance. St. Ann's Well Gardens are on the doorstep, so you don't miss having a garden of your own – and the beach is accessible in 10 or 15 minutes on foot. While this was a project for us, we hope it becomes a very happy home for a family or a professional couple looking to live the quintessential Hove lifestyle."

### Education:

Primary: Cottesmore, Stanford Infant and Junior Schools, Brunswick Primary

Secondary: Blatchington Mill, Cardinal Newman RC,

Sixth Form Colleges: BAHSVIC, Newman College, MET

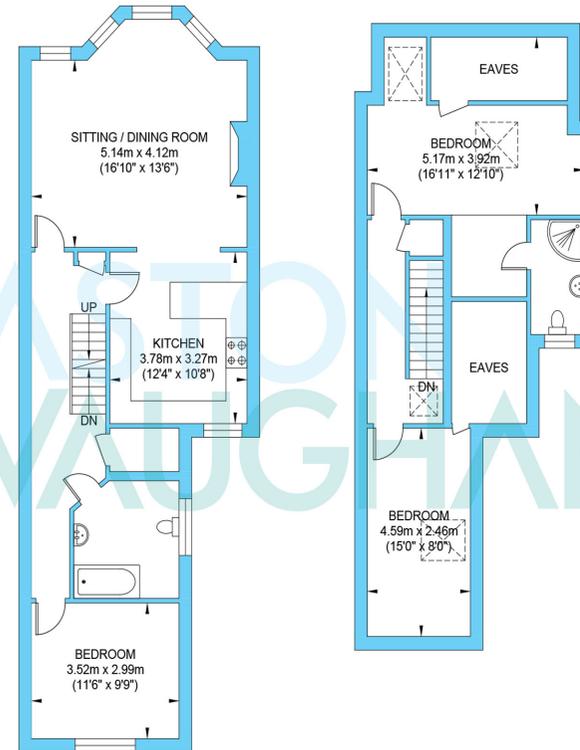
Private: Brighton College, Lancing College Prep.

### Good to Know:

This is a stunning property in a popular location which is well served for shops, parks and schools. Seven Dials has managed to retain an air of 'cool' for many years without being pretentious. There are establishments and families who have lived here for decades, and yet new and exciting shops, bars and restaurants pop up all the time, keeping it fresh. The beach is just a stroll away, as are St Ann's Well Gardens and the Regency square enclosures on the seafront, or the South Downs are a 10-minute drive away up Dyke Road Avenue. The proximity of both Brighton and Hove stations makes it ever popular with commuters, and it is truly cosmopolitan, which attracts so many people here.



## Avondale Road



First Floor  
Approximate Floor Area  
726.77 sq ft  
(67.52 sq m)

Second Floor  
Approximate Floor Area  
553.15 sq ft  
(51.39 sq m)

Approximate Gross Internal Area = 118.91 sq m / 1279.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.