

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

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## 41 Hove Park Way

Hove, BN3 6PW

Set on one of Hove's most highly sought-after streets, this impressive detached five-bedroom, red brick family home measuring 2288 sq ft / 212 sq mtrs, combines timeless character with generous living space and offers the opportunity to create a fantastic family home with the added benefit of a large South facing garden which leads to an additional fruit garden.

**£1,250,000**

## 41 Hove Park Way

Hove, BN3 6PW



Hove Park Way is to be found in the popular Hove Park District and is within short stroll of Hove Park with its recreational facilities. Bus services run close by providing access into the vibrant city centre, seafront and promenade whilst renowned schools catering for all age groups are well represented throughout the city. Hove mainline railway station is conveniently situated providing northbound commuter links with London city as well as east and westbound connections.

As you approach, a charming frontage welcomes you with a private driveway and a neat garden to the left. Step inside through a practical enclosed porch into the reception hall, where parquet flooring and finely crafted wood panelling immediately showcase the home's quality and character.

To the left, a spacious dining room awaits, featuring warm wood flooring and a large bay window that floods the space with natural light. Directly behind, a second, equally generous sitting room provides flexible living space, with doors leading into a bright conservatory overlooking the rear garden beyond.

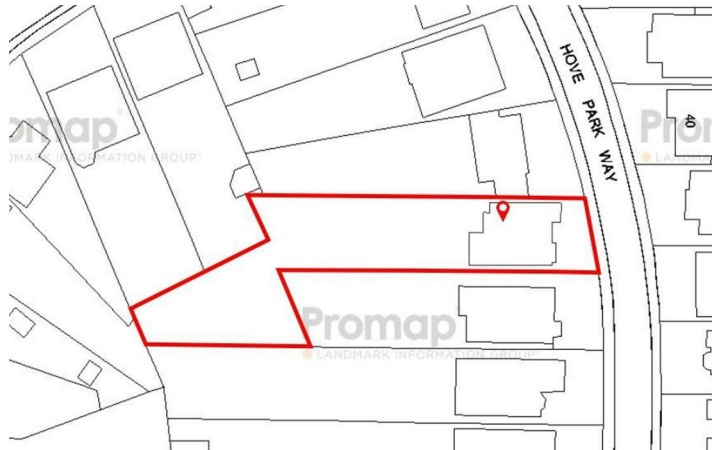
A well-proportioned kitchen at the rear benefits from a window overlooking the garden and is complemented by a small utility room and a convenient shower room. A door provides direct access to the garage, enhancing practicality and storage.

Ascending the stairs to the first floor, a small landing leads to the first bedroom, a comfortable double with a window overlooking the front of the property. A larger, second landing provides access to four further bedrooms, a family bathroom, and a separate W/C. The generously sized primary bedroom, with its charming bay window, is complemented by an equally spacious secondary double. The remaining two bedrooms are single in size, making them ideal for use as children's rooms, a nursery, or versatile office space.

The true standout of this home is the garden, an expansive outdoor space with the unique surprise of a small orchard, accessed through gates at the far end. Whether you dream of outdoor entertaining, gardening, or the potential to extend, this plot offers remarkable possibilities. The property also benefits from a garage at the front, adding both convenience and further scope.

Although in need of modernisation throughout, the strong bones and charm of this residence make it a rare opportunity, ready to be transformed into a forever family home.







## Floor Plan

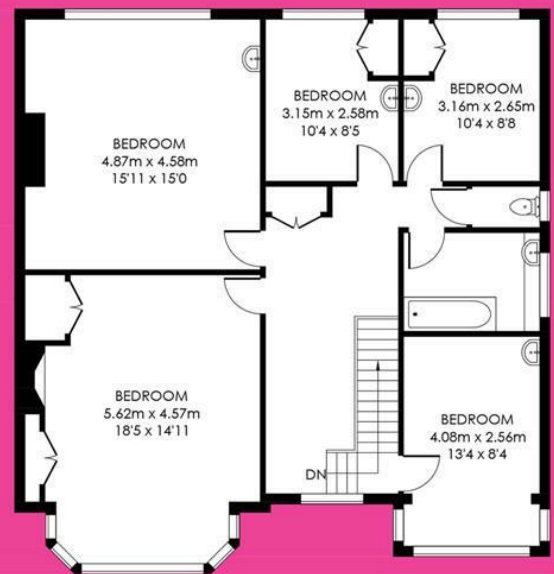
# HOVE PARK WAY

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### GROUND FLOOR

Approximate Floor Area  
1248.39 sq ft  
(115.98 sq m)



### FIRST FLOOR

Approximate Floor Area  
1073.91 sq ft  
(99.77 sq m)



Approximate Gross Internal Area (Including Garage) = 215.75 sq m / 2322.3 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

**Council Tax  
Band: G**

Energy Efficiency Rating		
100 energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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