

# 16a Tongdean Road

Hove, BN3 6QE

**Offers in excess of £950,000**

The maisonette is situated over 2 floors having its own entrance to the side, front garden, 2 roof terraces and a double garage. The property has an amazing glass staircase throughout. the open plan kitchen living room at the rear has hardly been used with the kitchen coming from Design Interiors and the appliances all Miele and having a built in table off the island. there is a large roof terrace off the living room with amazing views down to the sea. on the first floor are 2 double bedrooms both with built in wardrobes, family bathroom and ensuite. Up stairs is the master bedroom with an amazing sky light, bi-fold doors out onto another terrace with views down to the sea, walk in wardrobe and an ensuite shower room.

all windows has shutters and this apartment is just over 2200sq ft. Outside you have the front garden which is on top of the double garage and gets a lot of the afternoon and evening sun and there is off road parking along with the garage.

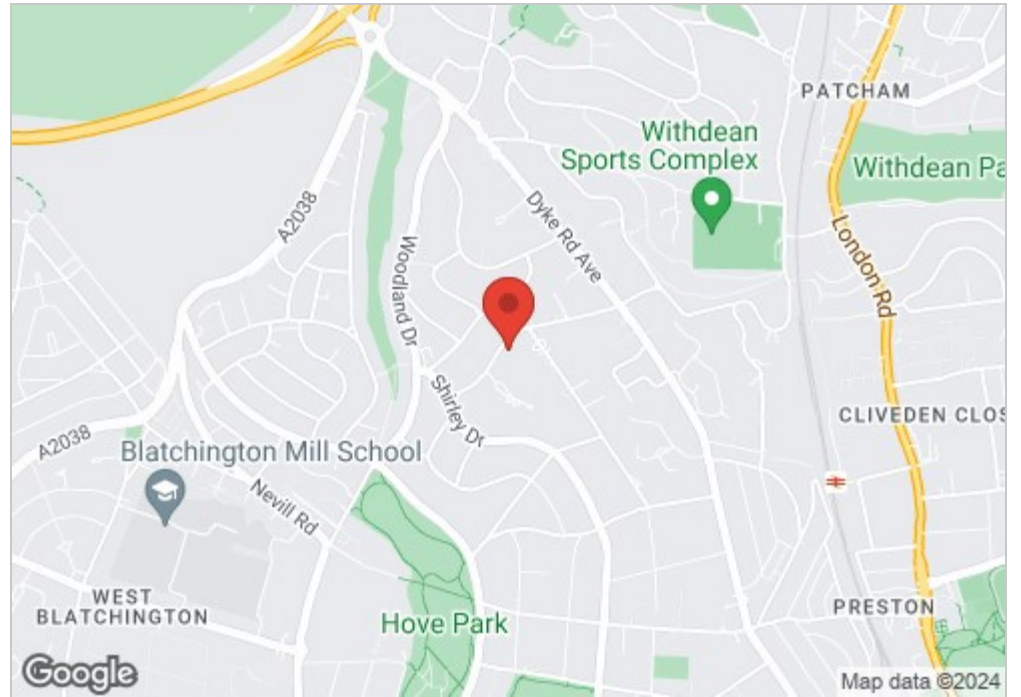
Positioned on one of Hove's most sought-after residential locations, Tongdean Road is close to shops on Woodland Drive as well as being a short distance into Hove for further variety of shops, cafes and restaurants. Hove and Preston Park train stations are both close-by with direct links to London as well as being positioned not too far from the A27 and A23 giving access to the main London to Brighton Road. It's only a 5-minute drive into Brighton and the South Downs and Hove Park are very close.



FOSTER & CO.

- Maisonette
- High Spec Finish
- 3 Bathrooms
- Balcony
- Share of Freehold
- Over 2 Floors
- 3 Bedrooms
- Roof Terrace
- Front Garden
- Double Garage

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>82</b>	<b>82</b>
England & Wales	EU Directive 2002/91/EC	



## TONGDEAN ROAD

Approximate Gross Internal Area = 209.90 sq m / 2259.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

