

# 27 Vallance Gardens

Hove, BN3 2DB

**Offers in excess of £2,500,000**

Introducing a charming double-fronted red brick detached home nestled on a picturesque, tree-lined road leading to Hove seafront. Boasting over 2,586 sqft, this residence showcases a 131ft rear garden and exquisite period features including ornate corncicing, multilevel bay windows, and elegant fireplaces.

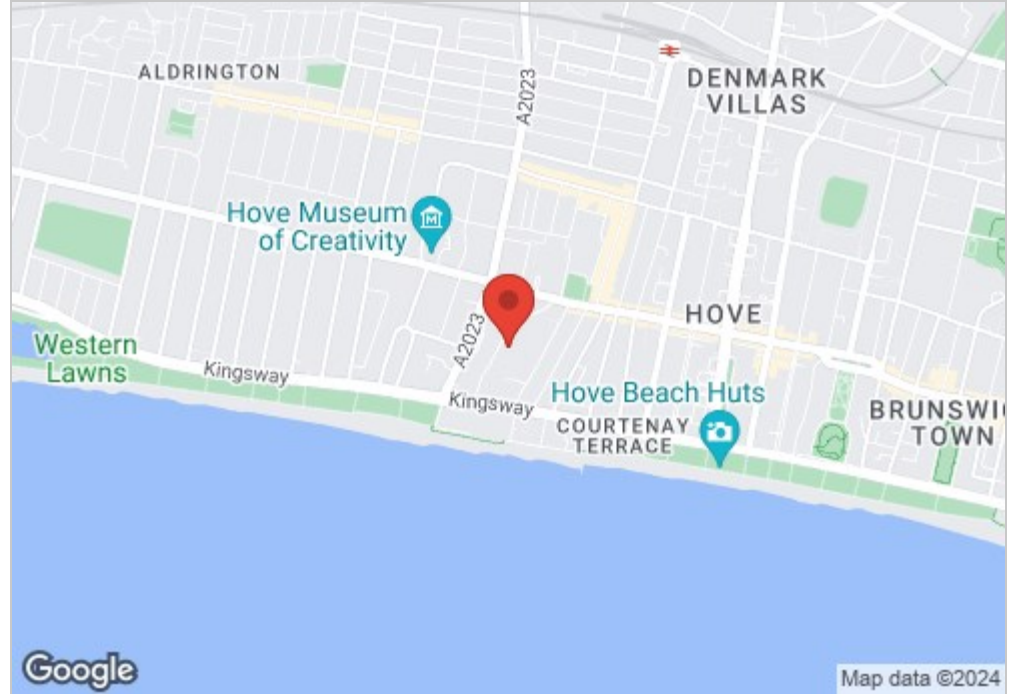
Upon entry, you're greeted by a spacious hallway adorned with period details and solid oak flooring. The expansive 32ft living room features a cast iron fireplace, square bay window, and period sash windows, while a front study offers a cozy retreat with stained glass feature windows.

The rear of the property unveils a sunlit dining room with full-width bi-folding doors seamlessly connecting indoor and outdoor living spaces. The adjoining kitchen boasts stainless steel worktops, integrated appliances, and ample storage.

On the first floor, a generously sized landing leads to a master bedroom with handcrafted wardrobes and a luxurious en-suite bathroom, along with three additional bedrooms, one with an en-suite and walk-in wardrobe. A spacious family bathroom completes the floor.

The vast loft room offers potential for further expansion, subject to planning. Outside, the expansive rear garden features brick storage, a patio, lawn, and a vegetable patch with a Geodesic dome for entertaining. A walled garden and off-street parking grace the front.

Located between the seafront and Church Road's vibrant cafe scene, residents enjoy proximity to outdoor amenities like the beach, King Alfred leisure center, and Hove lagoon. Nearby shops, supermarkets, and eateries offer convenience, while Hove train station and local schools are easily accessible. Welcome to your new home in the heart of Hove.



- Approx 131ft x 37.5ft rear garden.
- Off Street Parking
- Massive Loft Space, Great Potential For Conversion
- 3 Bathrooms
- Kitchen
- Double Fronted Red Brick Detached House
- 32ft Dual Aspect Living Room
- 4 Double Bedrooms
- 3 Reception Rooms
- Great Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## VALLANCE GARDENS

Approximate Gross Internal Area = 240.25 sq m / 2586.02 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

