



# 11 The Paddock

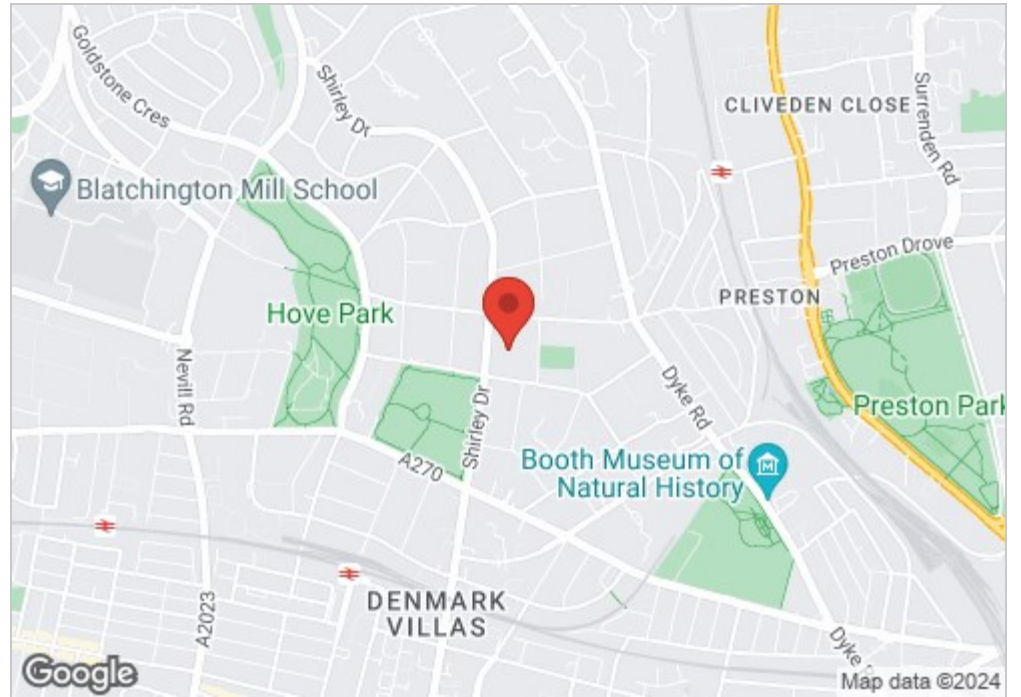
Hove, BN3 6LT

**Offers in excess of £950,000**

A substantial, 4 bedroom semi-detached family home modernised to a very high standard throughout in a leafy green, quiet cul-de-sac, in the popular Hove Park area. Rarely available these homes offer well-appointed accommodation with front and rear gardens.

The property comprises an open plan kitchen dining area at the rear leading out onto the south facing garden. Also on the ground floor is a separate living room situated at the front, a WC, and access from the side door in the kitchen to the garage. The first floor you'll find three double bedrooms, a large family bathroom. On the top floor there is a master bedroom with built in wardrobes, en-suite shower room. To the front of the house there is off street parking for a couple of cars.

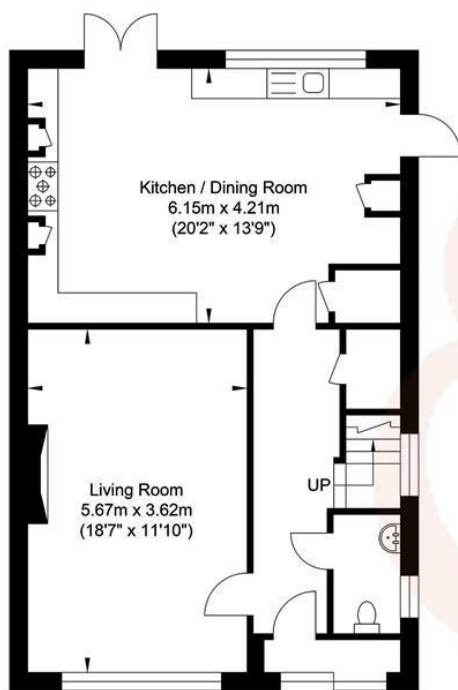
The Paddock is a quiet and attractive tree lined cul-de-sac, situated within very close proximity to Hove Park and Hove recreation grounds. The location is also near to well-regarded schools and Preston Park station (approximately 0.6 miles in distance), as well as Hove station (0.7 miles in distance). Regular bus services in nearby Shirley Drive and Dyke Road afford easy access to the city centre.



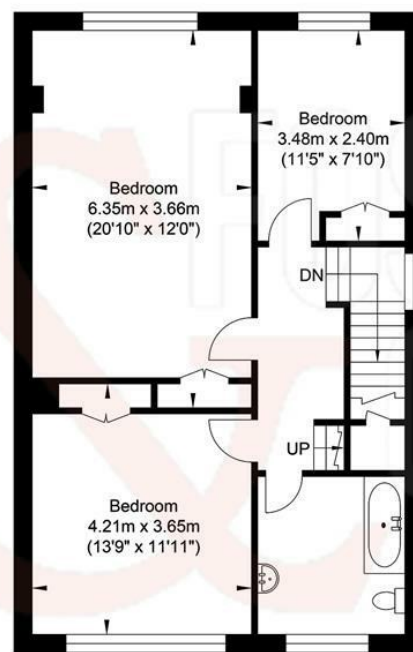
- Semi-Detached
- 2 Bathrooms
- Garage
- Modern
- 4 Bedrooms
- South Facing Garden
- Off Road Parking
- Fantastic Location

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

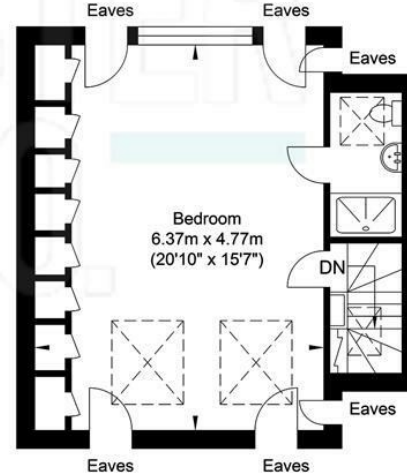
## The Paddock



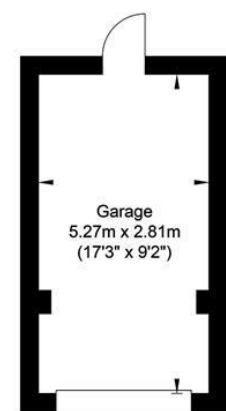
Ground Floor  
Approximate Floor Area  
660.68 sq ft  
(61.38 sq m)



First Floor  
Approximate Floor Area  
660.68 sq ft  
(61.38 sq m)



Second Floor  
Approximate Floor Area  
391.48 sq ft  
(36.37 sq m)



Garage  
Approximate Floor Area  
159.41 sq ft  
(14.81 sq m)



Approximate Gross Internal Area = 173.94 sq m / 1872.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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