

16 Deanway

Hove, BN3 6DG

Offers in excess of £1,000,000

Upon entry, you are greeted by a spacious living room offering panoramic sea vistas through its large picture window. Complete with a wood burner and elegant shutters, this room sets a cosy and inviting atmosphere. The extended kitchen family room, renovated to a high standard with vaulted ceilings, showcases a range of modern appliances, ample storage space, exquisite stone countertops, and a convenient instant hot water tap. The kitchen area accommodates a generous eight-seater dining table, perfect for hosting gatherings and family meals. Velux skylights flood the space with natural light, creating an inviting ambiance for cooking and socialising. Sliding doors seamlessly connect to the delightful lawned garden, blurring the lines between indoor and outdoor living. Additionally, there is a cosy TV family area nestled within the open space, providing a comfortable spot to relax and enjoy the hustle and bustle of the kitchen. Engineered wood flooring with under floor heating adds warmth and character to this truly remarkable open-plan living space.

Adjacent to the kitchen is a fully equipped utility room, offering convenience and functionality for daily household tasks, with a door providing access to the side of the property.

Three double bedrooms, all with a light and airy feel, include two front-facing rooms with captivating sea views. A luxurious family bathroom with a roll-top bath and a separate modern fully tiled shower room add to the home's appeal.

Outside, a stunning terrace at the front offers an ideal spot to unwind with a glass of wine while enjoying the sunset over the green copse. The rear garden features lush lawns, well-stocked flower borders, and a raised terrace, providing excellent space for entertaining.

The property features a brick block-paved private driveway offering ample off-street parking, leading to a spacious 18-foot garage. Inside, you'll find a large storage cupboard housing the recently installed gas central heating system equipped with a Megaflo system.

With planning permission to expand into a substantial five-bedroom home, this property offers excellent comfort, space, and versatility in one of the finest residential areas. (Planning reference: BH2015/04101)

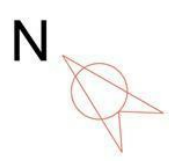
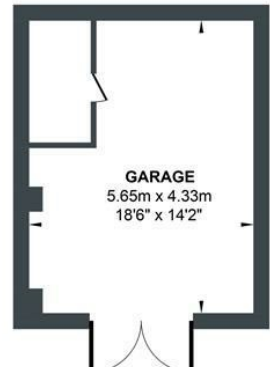
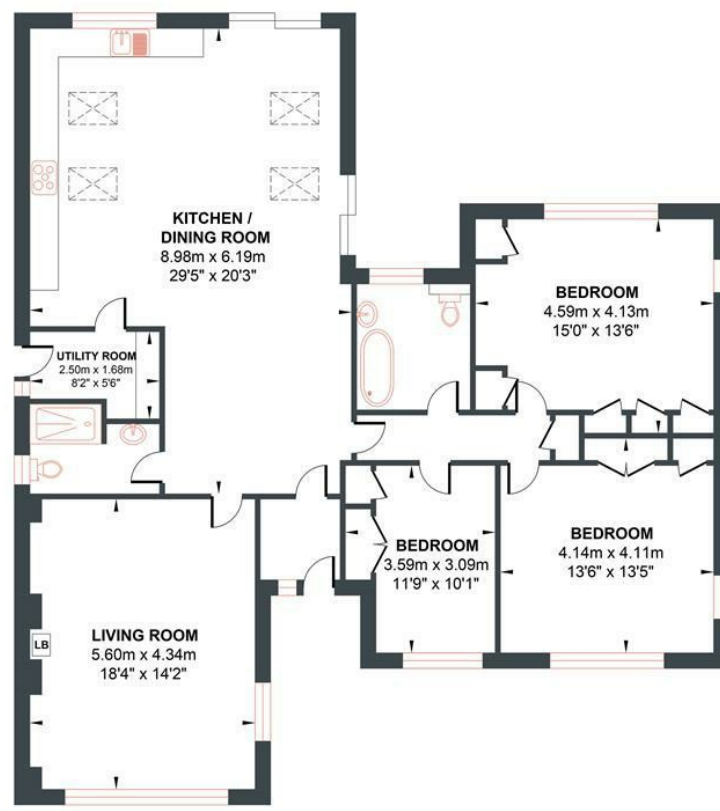
- Detached House
- Large Open Plan Modern Kitchen With Under Floor Heating
- Short Walk To Hove Park
- Separate Modern Shower Room
- Lovely Lawned Rear Garden
- Three/ Four Bedrooms
- Sea Views
- Luxury Family Bathroom
- Potential To Extend Into Loft or Convert Into A House
- Private Driveway Leading To Large Garage

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



DEANWAY

Approximate Gross Internal Area = 161.63 sq m / 1739.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1476.48 sq ft
(137.17 sq m)

GARAGE
Approximate Floor Area
263.28 sq ft
(24.46 sq m)

