



Modena Road

Hove, BN3 5QF

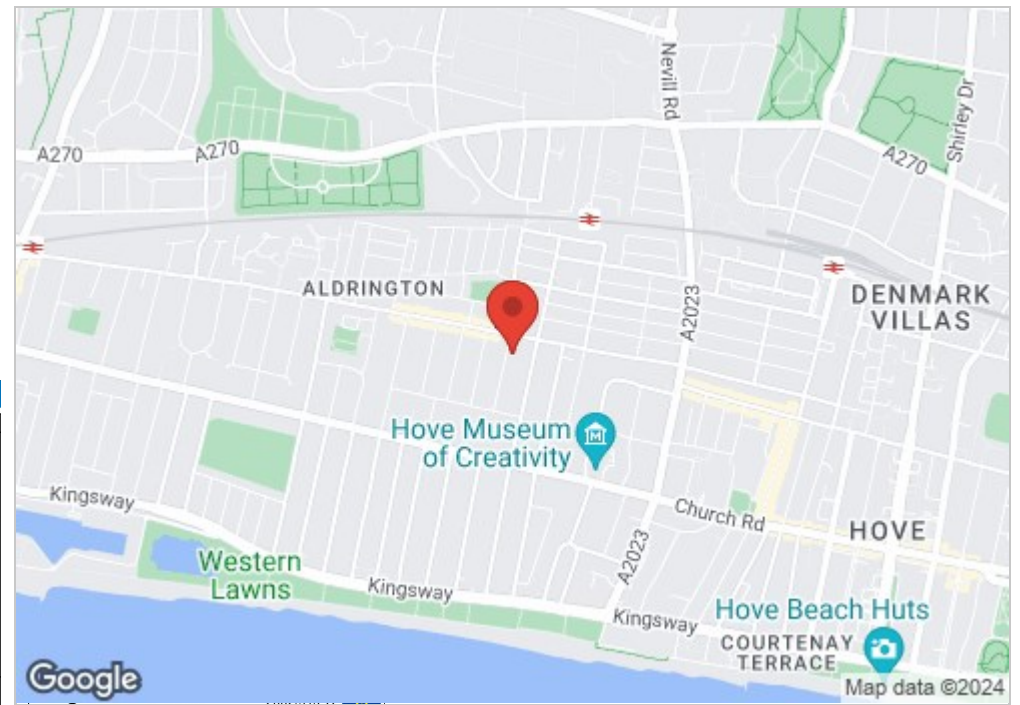
Guide price £1,550,000

This is a rare opportunity to acquire a remarkable modern home which was completely remodelled and refurbished just 5 years ago to an exceptional standard and specification, with an emphasis on clean contemporary styling and comfortable low maintenance living. The property provides lovely light, expansive and generously proportioned living space over two floors, with ample opportunity to expand further into the roof space (STNPC) should this be desired. Particularly noteworthy features include a fabulous open plan living/kitchen/family room at the rear with full width 8ft high sliding doors opening onto the decking and gardens, together with sleek fitted units, quality integrated domestic appliances and a huge island unit with quartz resin worktop. There are two additional separate reception rooms at the front of the property, providing flexible living options, accessed off the spacious reception hallway with its striking wide board, dark wood flooring. The overall flow and feeling continues on the first floor where there are 4 comfortable large double bedrooms, approached off a large landing, again flooded with natural light. The gardens are truly a delight, being of an unusually large size for this area, fully bespoke and beautifully landscaped, with strategically placed lawned, planted, seating and play areas that create a wonderful, private and relaxing environment to escape busy modern life. With a private resin surfaced driveway at the front providing valuable off road parking, this quality home is located in a very desirable prime central location, just moments from extensive shopping facilities in Portland Road and a few minutes walk from Richardson Road with its distinctly "village feel" and local amenities, cafes etc. For commuters, Aldrington Station is near at hand and local Stoneham and Wish Parks provide attractive recreational space. An early inspection of this remarkable family home is very highly recommended by the owners Sole Agents.



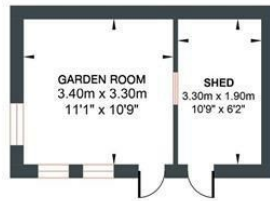
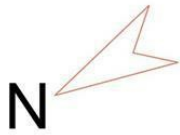
- Stunning Architecturally Designed Modern Home
- Beautifully Presented and Appointed Throughout
- Fabulous Superbly Fitted Kitchen / Living Family Room
- 4 Large Double Bedrooms
- Gorgeous Private and Unusually Large Landscaped Gardens With Separate Large and Level Astro Play Area
- Prime Central West Hove Location
- Fully Bespoke and High Quality Finish With Clean and Contemporary Theme
- Exceptionally Light and Expansive Living Space
- 2 Additional Reception Rooms
- Low Maintenance Living

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			
		69	80
England & Wales		EU Directive 2002/91/EC	

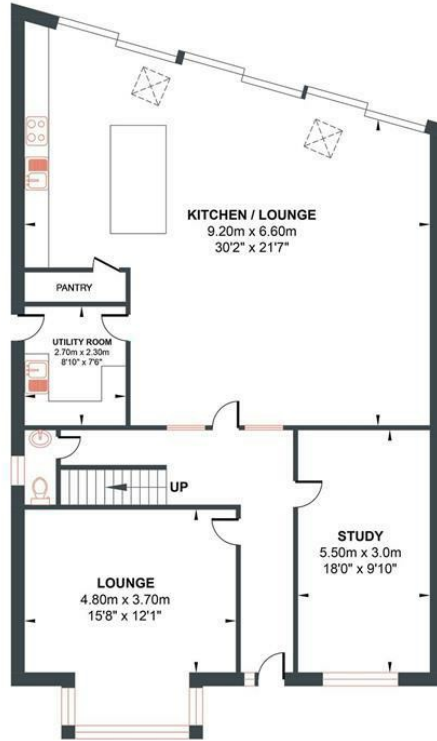


MODENA ROAD

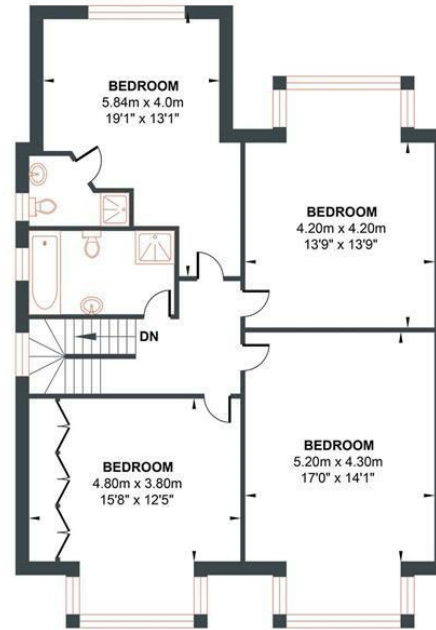
Approximate Gross Internal Area = 252.89 sq m / 2722.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
191.81 sq ft
(17.82 sq m)



GROUND FLOOR
Approximate Floor Area
1369.27 sq ft
(127.21 sq m)



FIRST FLOOR
Approximate Floor Area
1160.99 sq ft
(107.86 sq m)



