

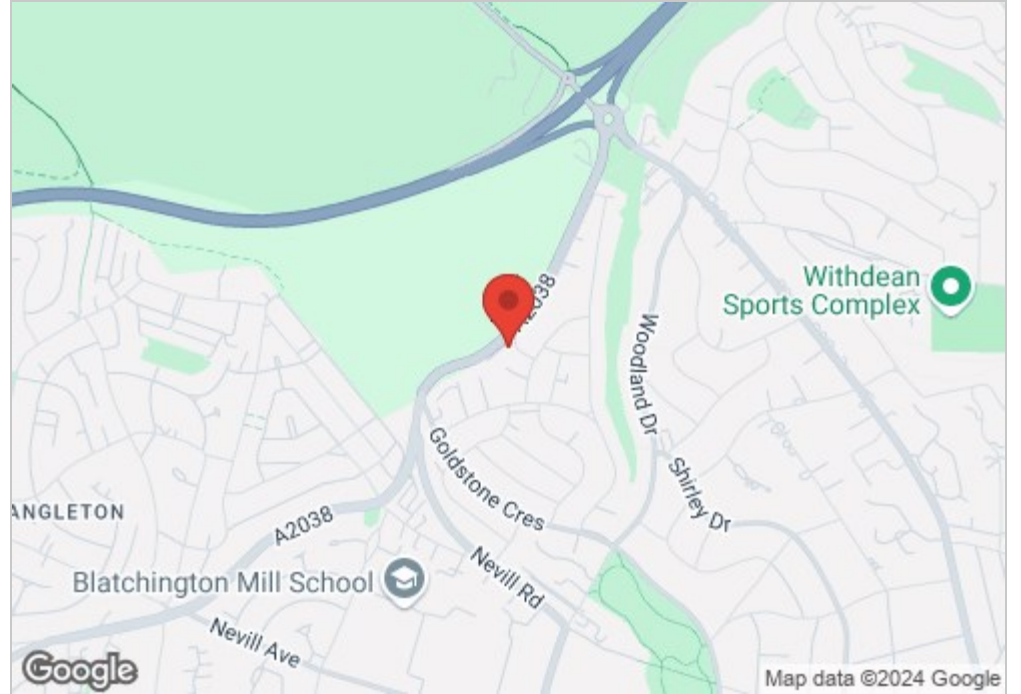
20 King George Vi Drive

Hove, BN3 6XF

Guide price £750,000

A quite beautifully presented and appointed 4 bedroom semi detached family home, together with a lovely sunny rear garden, enjoying fine, far reaching elevated views over the surrounding area towards the sea, conveniently situated close to local amenities in Queen Victoria Avenue.

This attractive Tudor style house is offered for sale in pristine decorative condition throughout and provides lovely light and spacious living accommodation arranged over three floors, making this a comfortable and easily managed family home with a clean contemporary theme. Features include a bright and airy open plan living room and kitchen, which is beautifully fitted with modern units, quality worktop surfaces and integrated appliances. Over the first and second floors there are 4 good sized bedrooms, which include a conversion of the roof space to create a superb master suite, while enjoying lovely far reaching elevated views across the Hove area and to the sea. The property also enjoys the advantage of a good sized rear garden, with a sunny southerly aspect and in turn provides access to a well constructed garden room/office, which provides valuable and useful additional living space to the main house. The property is ideally located close to local amenities in Queen Victoria Avenue, bus services connecting with the City centre, Hove Park and is easily accessible to the Brighton By Pass too. An early viewing of this immaculate home is very highly recommended by the owners Sole Agents.



- Attractive Tudor style semi detached family home
- Clean contemporary theme
- Four bedrooms and Two bathrooms
- Sunny southerly aspect rear garden
- Must be viewed
- Beautifully presented and appointed
- Light and airy living space over three floors
- Fine far reaching elevated views towards the sea
- Useful and valuable Garden Room/Office

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

KING GEORGE VI DRIVE

Approximate Gross Internal Area = 142.69 sq m / 1535.90 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

