

77 Braemore Road

Hove, BN3 4HA

Guide price £1,500,000

A substantial and most attractive 4 bedroom detached family house, together with a private driveway and garage, offering considerable potential for updating and enlargement - subject to planning, which is located in a highly regarded location between New Church Road and Hove seafront and offered with the advantage of early vacant possession.

This attractive bow fronted detached house sits in a sought after setting, directly south of New Church Road, within a short level stroll of Hove seafront and close to local shops and cafes in Richardson Road and the delightful Wish park with it's lovely open spaces.

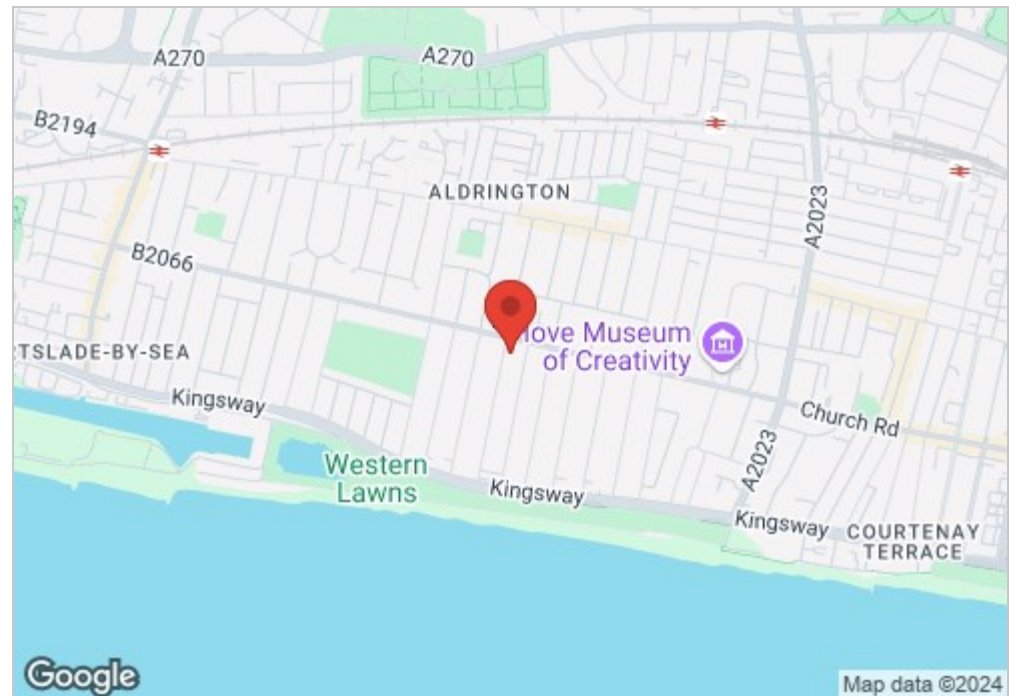
Bus services connecting with the City centre and Hove Station pass along New Church Road at regular intervals. Detached homes are rarely available in this location, so this particular one is worthy of an early viewing to avoid missing an excellent family home opportunity!

The property provides lovely light and generously proportioned living space arranged over two floors making this a comfortable home, with the opportunity to expand the living space further, subject to the relevant consents. There is potential for some general updating to enhance the property further and the house sits on a good sized plot with a pleasant mature rear garden.

There is no chain involved with the sale which is a distinct advantage to prospective buyers.



FOSTER & CO.



- Substantial Detached Family Home
- Potential for Enlargement (STP)
- Rarely Available Detached Design
- Private Driveway and Garage
- No Chain Involved
- Sought after Location, Close to Sea Front
- Attractive Bow Fronted House
- Light and Spacious
- Good Sized garden
- Must be Viewed-Sole Agents

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		
		78
	57	

England & Wales EU Directive 2002/91/EC

BRAEMORE ROAD

Approximate Gross Internal Area = 161.06 sq m / 1733.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR
Approximate Floor Area
1009.33 sq ft
(93.77 sq m)

FIRST FLOOR
Approximate Floor Area
724.30 sq ft
(67.29 sq m)