

# 21 Vallance Road

Hove, BN3 2DA

**Offers in excess of £1,500,000**

Behind refined stained glass doors the richly toned wood floors and elegant corning of the large central hallway flow into the front south facing living room, Beautifully lit by the full height bay window.

Superbly appointed with Neff and Smeg appliances and sleek Calacatta Viola marble countertops, the kitchen/dining room offers a highly sociable feel. Natural light filters into the dining and living areas from a bespoke Oak floor to ceiling window with matching reveals, a large skylight, and full height sliding doors that invite you outside for al fresco meals. Wrapping around from the dining area you are led to another sociable living space with a snug / tv room. The ground floor is completed with a utility room with separate side access and ample storage space and a stylish clad cloakroom/WC complete the layout.

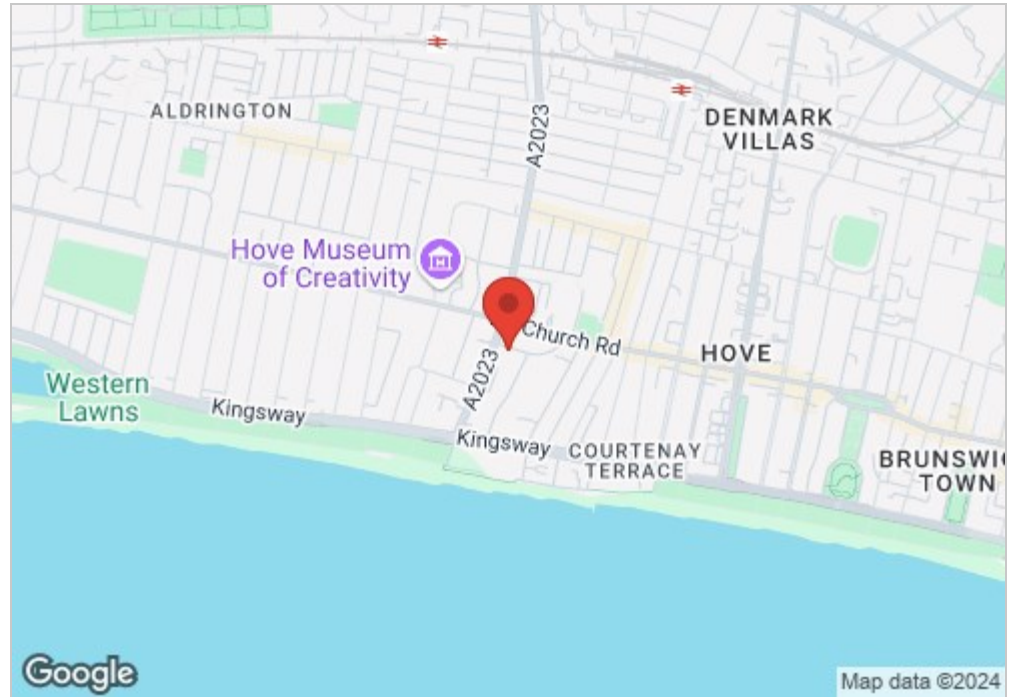
The tasteful sense of style is echoed upstairs. Impressively proportioned, the large principal bedroom has a supremely calm and restful air with soft natural hues and the deep curve of its bay windows. Bedrooms three and four are equally well sized. Bedroom two boasts another full height Oak feature window to mirror downstairs, and a luxury fitted en-suite shower room with marble tiled walls.

The main family bathroom must be seen to appreciate how superbly fitted out, with herringbone pattern marble tiles and dado rails. There is a large fitted bath/shower and a large marble top vanity unit finishes the room.

A classic monochrome tiled path leads you to the distinguished facade of this period home and hints at the charm and character within. A private driveway with parking for two cars completes the look at the front of the property.

Step out from the ground floor onto the solid wood patio area that leads to a lawn surrounded by original brick walls and mature Cypress trees, creating the idyllic retreat. The garden also benefits from gated side access.

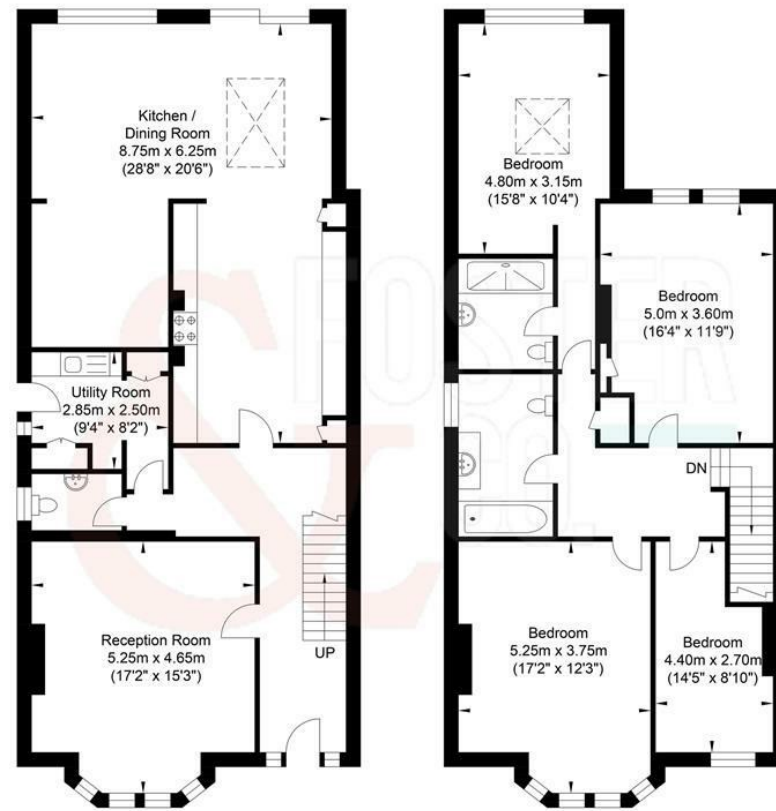
The excellent finish, quality of materials and superb location, make this Hove home an absolute must see!  
Video Walk Through: <https://youtu.be/kt26q1eb4vQ>



- 4 Double Bedrooms
- Period Semi Detached House
- Luxury Fitted Kitchen
- Luxury Marble Tiled Bathrooms
- Lawned Rear Garden
- Off Street Parking x2 Cars
- Vacant Possession
- Wood Flooring
- High Spec Refurbished Home
- Walking Distance To Sea & Shops

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Vallance Road, Hove



Ground Floor  
Approximate Floor Area  
1080.80 sq ft  
(100.41 sq m)

First Floor  
Approximate Floor Area  
955.62 sq ft  
(88.78 sq m)

Approximate Gross Internal Area = 189.19 sq m / 2036.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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