



Hove, BN3 4GE

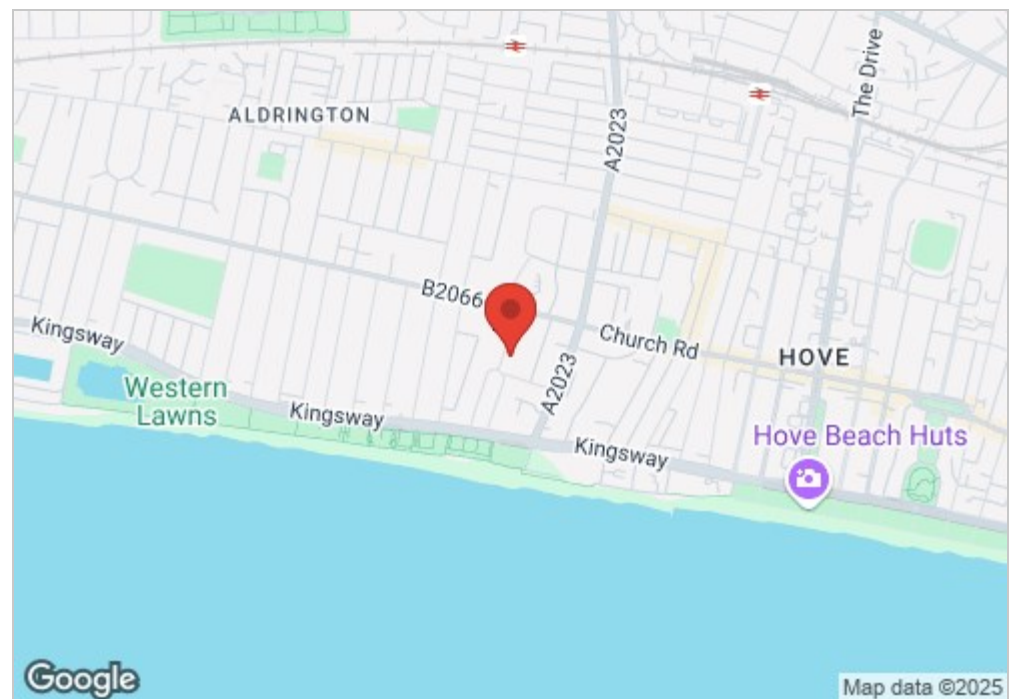
Guide price £2,800,000

Princes Square is arguably the most sought after residential location in central Hove, being a wide and impressive tree lined square made up of high end family homes passing between Church Road and Hove seafront, while being a short level stroll to all City centre amenities including a huge range of shops, bars, cafes and restaurants.

This particularly imposing detached house stands on one of the largest plots in the square, benefitting from a large, level, secluded rear garden which is a rare find in a city centre home. The property which now requires some general updating to fully realise the potential of this fine home and provides exceptionally spacious and expansive living accommodation arranged over three floors making this a comfortable and versatile family home, together with income potential too if desired.

Retaining a wealth of original charm and character, the ground floor space includes a huge 34 ft kitchen/family room overlooking the delightful gardens, cloakroom, together with two further elegant reception rooms, which afford space, living options and comfort. There are three double bedrooms and 2 bathrooms on the first floor, together with a separate room leading to a self contained two bedroom apartment/annexe on the second floor, which provide options for multiple uses including home and income, dependent relatives or to incorporate back fully into the property.

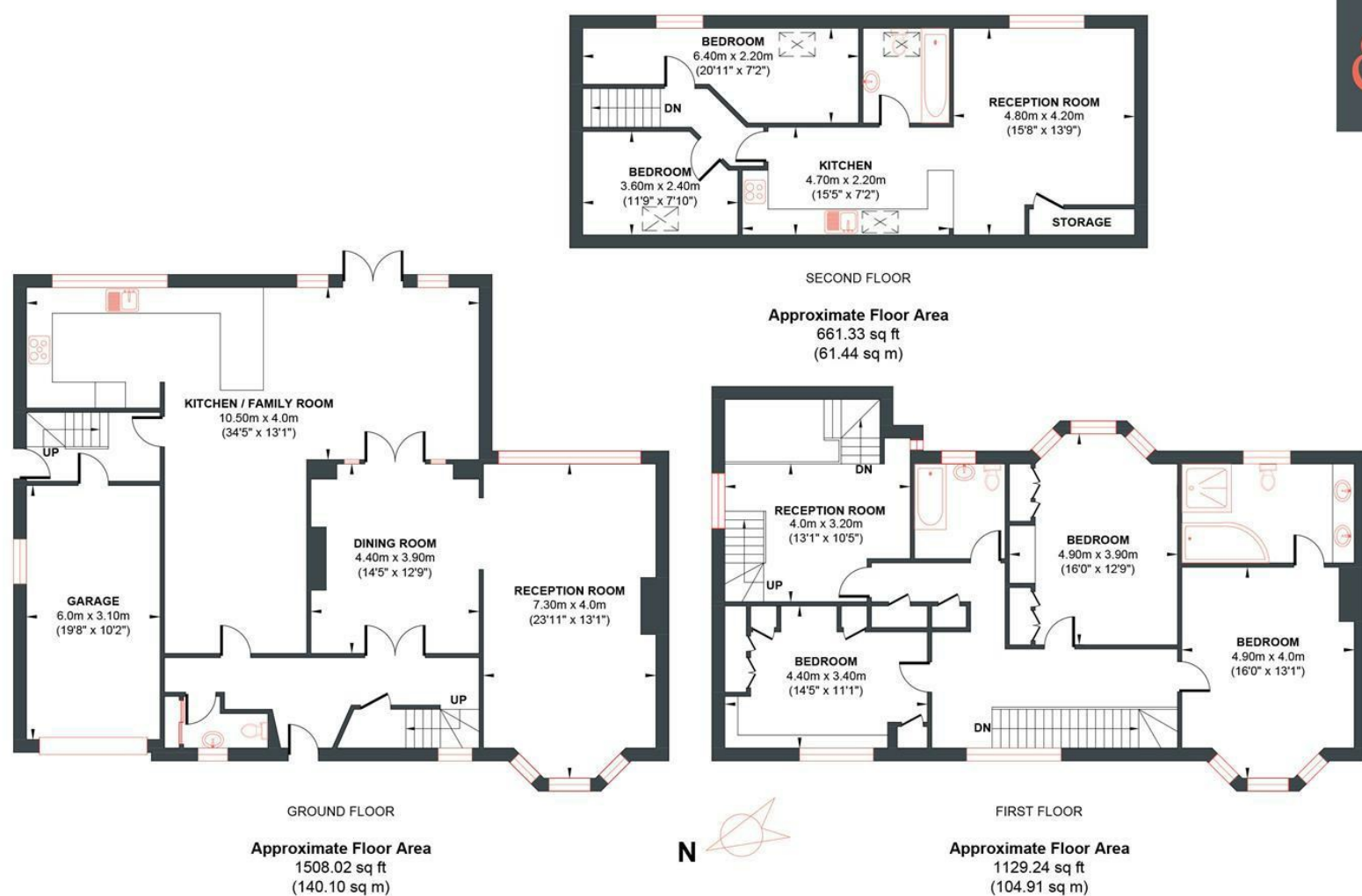
To the front of the property there is a parking space leading to the internal garage as well as formal mature garden. The acquisition of such a substantial property on a large plot in one of the best locations in Hove represents a rare find and an early viewing is therefore highly recommended.



- Imposing and attractive detached family home
- Exceptionally spacious and expansive
- Short level stroll of all amenities
- Stands on one of the largest plots in the square
- Considerable potential for further enlargement (STNPC)
- Sought after prime central location just off Hove seafront
- Flexible living space with income options or dependent relative
- Superb potential
- Large level mature rear garden
- Must be viewed

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		58	73
<i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			

Approx. Gross Internal Floor Area (Including Garage) 306.45 sq m / 3298.59 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



All measurements are approximate

