

Hove, BN3 2RU

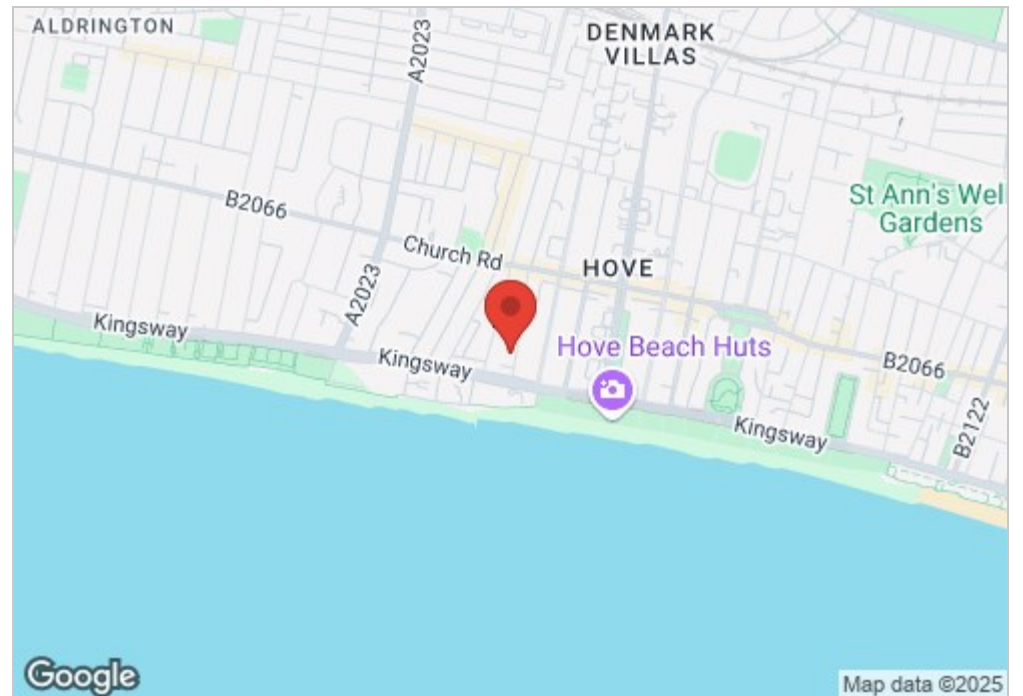
Guide price £2,250,000

A rare and valuable opportunity to acquire a truly stunning and particularly attractive Victorian semi-detached villa together with a lovely sunny west facing rear garden occupying an enviable location just off Hove seafront and close to an extensive range of shops, bars and restaurants in Church Road.


This impressive bay fronted period residence stands back from the road with a wide private driveway with space for several vehicles leading to an attached garage, rare and valuable attributes for a property in such a prime central setting. The property is offered for sale in immaculate decorative condition having been extensively and sympathetically modernised to create a comfortable period home consistent with modern expectations.

Combining original period detail, with a light modern theme, the house provides exceptionally spacious and versatile living space spanning four floors. Features include a lovely characterful living/dining room, stunning beautifully appointed and expansive kitchen/breakfast room on the lower floor with a superb feature wide staircase leading to the garden level and a choice of bedrooms to satisfy the requirements of most modern families.

Worthy of additional note is the lovely sunny lawned rear garden which takes full advantage of the westerly aspect. The acquisition of such a property with its many attributes, including location, parking and specification represents a rare opportunity and a viewing to fully appreciate what this home offers is very highly recommended.



- Stunning semi-detached Victorian villa
- Beautifully presented and appointed
- Combines character and period detail with modern comforts
- West facing lawned rear garden
- Rare opportunity
- Envious location just off Hove seafront
- Light, spacious and expansive over 4 floors
- Sunning kitchen/dining room
- Private driveway to attached garage
- 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		67	81
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area (Including Garage) 296.1 sq m / 3187.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



All measurements are approximate

