



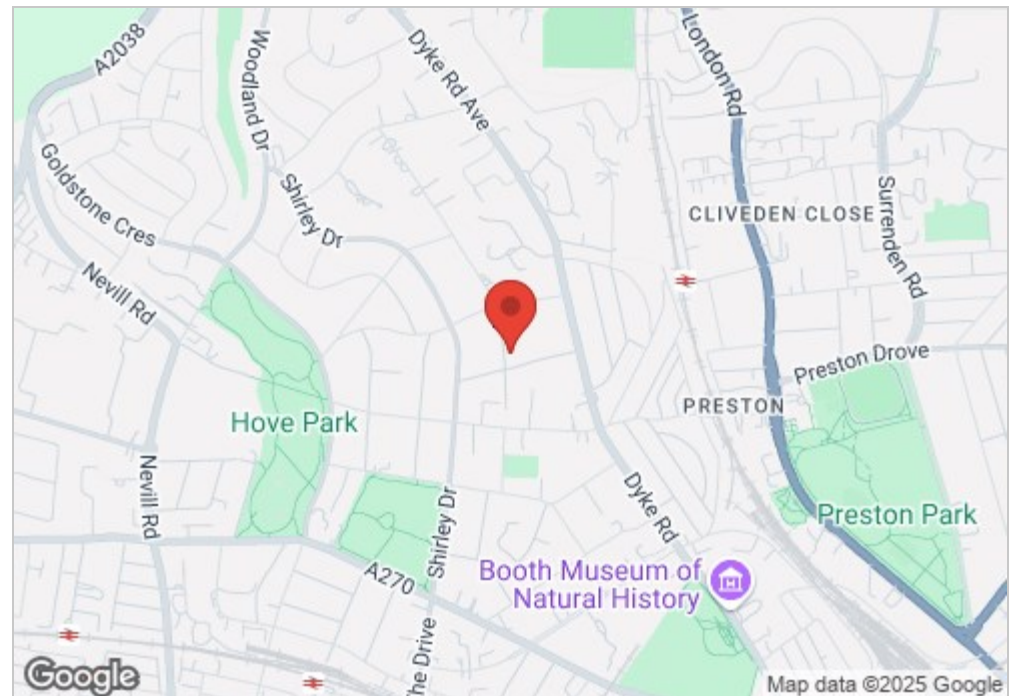
Hove, BN3 6TD

Guide price £1,500,000

A substantial and imposing five bedroom detached family home together with a lovely good sized mature rear garden affording expansive and significant living space of over 3,000 sq ft spread over three floors within this highly regarded residential setting in the Hove Park district.

Malloy Road is a highly sought after mature residential location, quietly located but convenient for all local amenities, and accessibility to Hove station and the City centre. Set back from the road this impressive property provides lovely light and generously proportioned living space spread over three floors, making this an exceptionally flexible and comfortable family home consistent with modern expectations for work from home and home and income options. Features include a huge open plan kitchen/living/dining family room, with an expanse of sliding doors opening onto the attractive gardens. There is also a separate lounge or “evening room” together with the advantage of a self-contained annexe providing valuable home income options. With an exceptional five bedrooms and five bathrooms spanning the first and second floors, the needs of most families are more than adequately catered for. The house sits back from the road in a slightly elevated position and worthy of particular mention are the lovely large mature gardens at the rear which complement this great family home.

An early viewing is essential to fully appreciate the size and scale of this superbly located suburban home being by strict appointment with the owner's Sole Agents.



- Imposing and impressive detached family home
- Significant and expansive living space spanning three floors
- Valuable self-contained annexe
- Large rear garden
- Sought after Hove Park setting
- Huge open plan kitchen/dining family room
- Five bedrooms and five bathrooms
- 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			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.



These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

All measurements are approximate

