



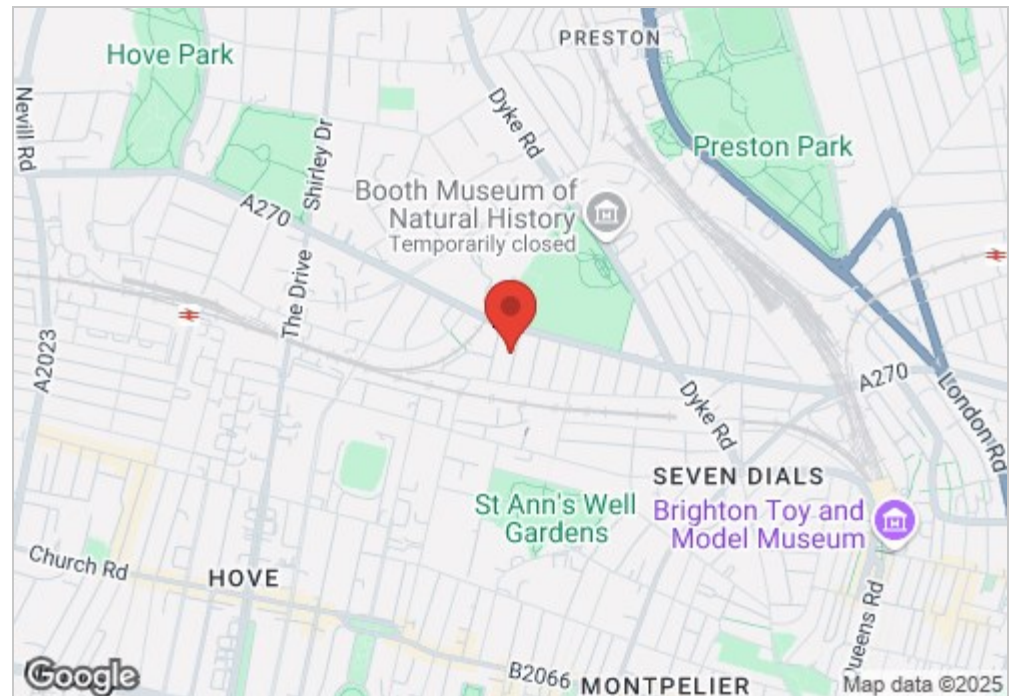


Hove, BN3 6EU


**Guide price £1,000,000**

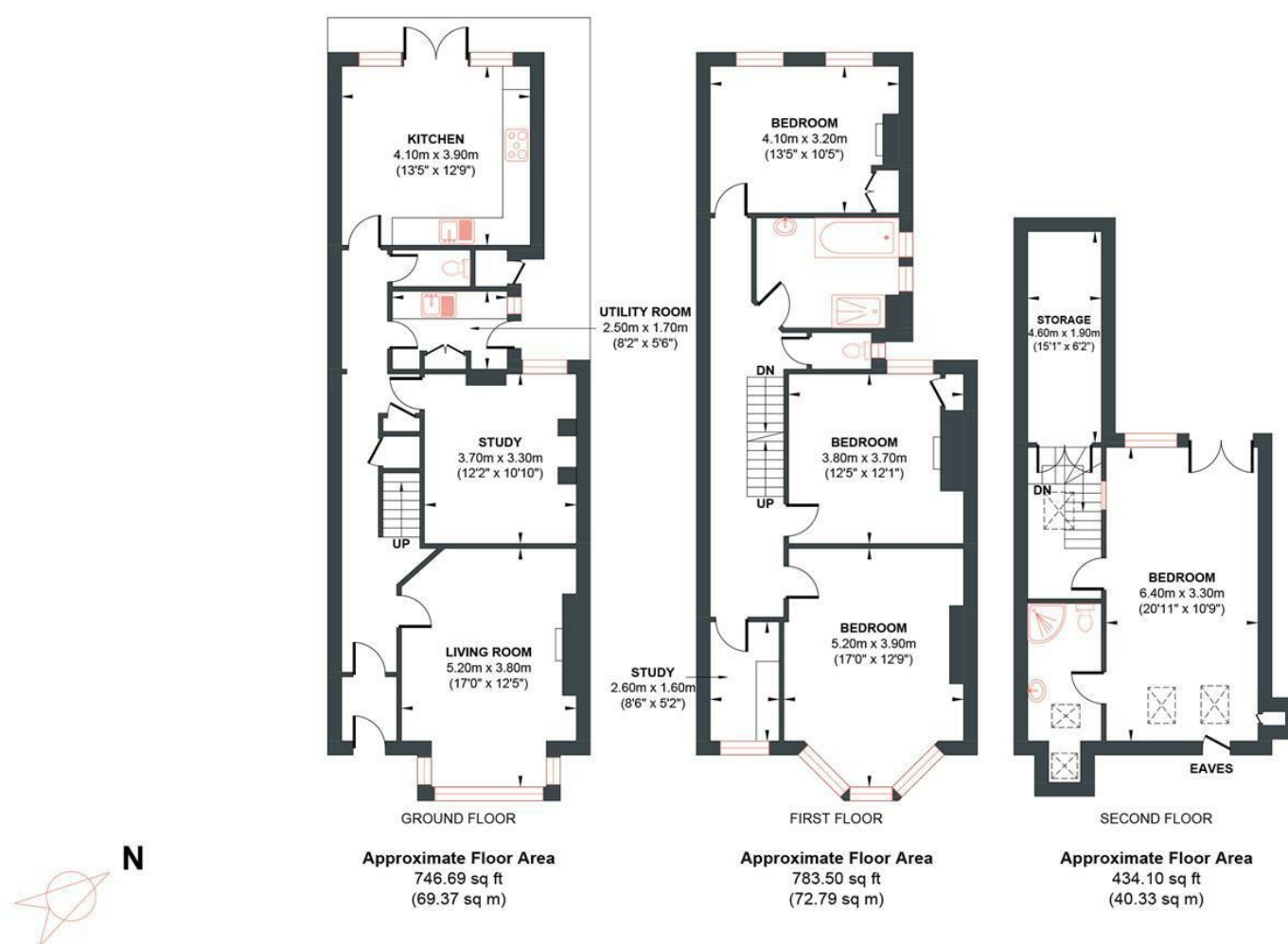
Ferndale Road forms part of a pleasant residential neighbourhood noted for it's ease of reach to both Brighton & Hove station's, excellent shopping facilities, bars and café's at the Seven Dials and the open spaces of Hove Park and Hove Recreation Ground. Bus services connecting with Brighton & Hove city centre also pass nearby. This lovely period home is offered for sale in excellent decorative condition and provides lovely light and generously proportioned living space arranged over three floors making this a comfortable and versatile family home.

Retaining many original features characteristic of the period, the property has been sympathetically improved to offer a modern well fitted kitchen, clean contemporary bathroom and shower suites successfully combining period detail with the comforts of modern living. There are 3 double bedrooms on the first floor together with a useful study and the second floor has been converted to create a large master suite, which enjoys stunning elevated City and coastal views. On the ground floor a spacious and welcoming reception hallway serves a delightful living room with feature fireplace, second reception room and a modern kitchen with separate utility room. Worthy of particular mention is the lovely walled rear garden which takes full advantage of the sunny westerly aspect. An early viewing is very highly recommended by the owners Sole Agents.



- Attractive bay fronted Edwardian home
- Substantial living space spanning 3 floors
- Superb second floor master suite
- Desirable location close to all amenities
- Considerable charm and character
- Combines original period detail with modern comforts
- Lovely walled west facing sunny garden
- Must be viewed

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (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>		68	78
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Foster & Co and their clients give notice that:  
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.  
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.  
All measurements are approximate

