

11A. Tongdean Road

Hove, BN3 6QB

Offers in excess of £1,650,000

Approaching the house, you'll find ample parking at the front, including a spacious integral double garage and room for 3-4 additional vehicles. Spread across three floors, the property offers generously sized, well-lit living spaces.

Built to modern standards, the house features underfloor heating throughout, an air-sourced heat pump for cost efficiency, and floor-to-ceiling double glazing in main rooms for optimal views and natural light. Security measures include an alarm system, integrated smoke alarms, and a sprinkler system. High-speed fiber optic broadband ensures a reliable internet connection, with every room wired for both wireless and Ethernet connections.

The ground floor features a welcoming hallway, an open plan living/dining area with dual aspect sliding doors to the landscaped rear garden, a modern fitted kitchen, and a discrete utility area.

The kitchen boasts triple integrated ovens, including a microwave and steam oven, a large induction hob, separate full-sized integrated fridge and freezer, quartz work surfaces, and a wooden top breakfast bar. The utility area offers a separate sink, free-standing washing machine and tumble dryer, and ample storage.

Additionally, two more reception rooms cater to various family needs—a cozy TV/Cinema room with space for seating and a cloakroom/WC, and a relaxed day room overlooking the garden.

On the first floor, four large double bedrooms await. The main bedroom suite offers triple aspect windows, an en-suite bathroom with a bath and double shower, and fitted wardrobes. Bedroom two also enjoys an en-suite, while the other two bedrooms share a family shower room.

Ascending to the second floor reveals two more double bedrooms, a modern bathroom, and an impressive fully fitted walk-in wardrobe. One of the bedrooms is equipped with a fitted desk and storage unit, perfect for a home office. There is also a wonderfully library/reading area on the landing with integrated bookshelves and window with superb sea views.

This property offers excellent investment potential with a price per sq/ft below the area's average, along with recently granted planning permission for potential future extensions (viewable on the Brighton and Hove Planning portal, case number BH2023/01553).

The rear garden presents a well-maintained sanctuary with lush landscaping, a predominantly lawn area, and a spacious decked patio—ideal for serene summer evenings.

Tongdean Road enjoys proximity to various amenities, including Hove Park, Withdean Athletics & Leisure Complex, Hove RFC, Pavilion and Avenue Tennis club, and several esteemed schooling options.

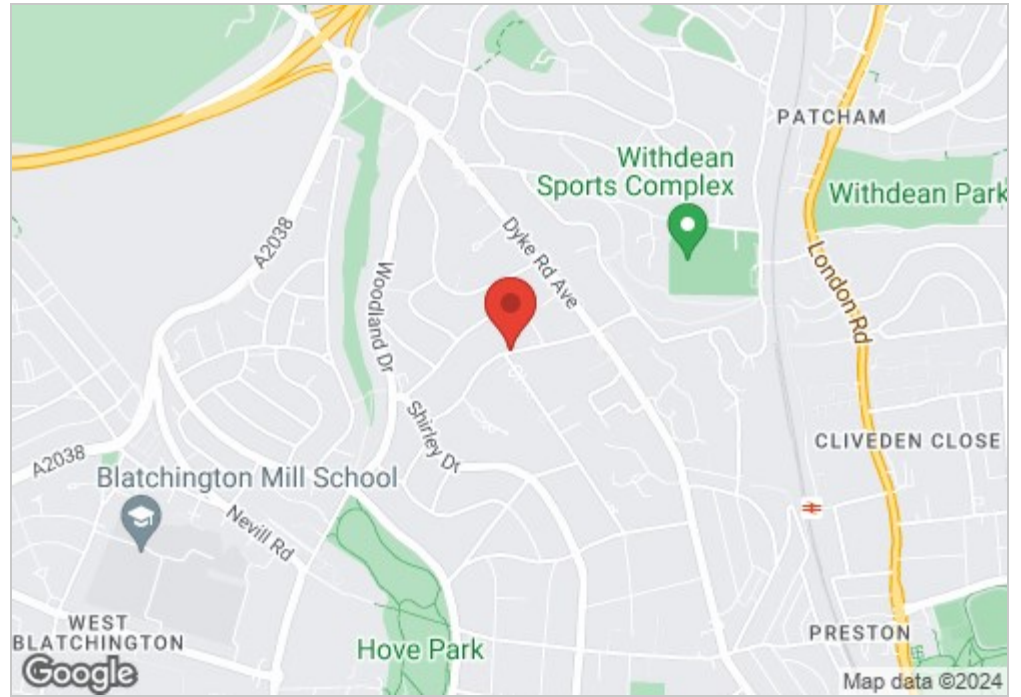
Preston Park train station is a ten-minute walk away, offering direct trains to London Bridge, London Victoria, and Clapham Junction in approximately an hour, as well as swift connections to Gatwick Airport. Access to the A23 and A27 is convenient.

Agent's View

"This presents a rare chance to own a sizable family home in one of Brighton and Hove's prime locations at an attractive price. Its stunning condition makes it an excellent investment, especially with the added benefit of planning permission for potential future extensions."

Owners View

"We adore this house—it's warm, bright, spacious, and wonderfully quiet and private. The garden, a sun-trap in the summer, is not overlooked and perfect for

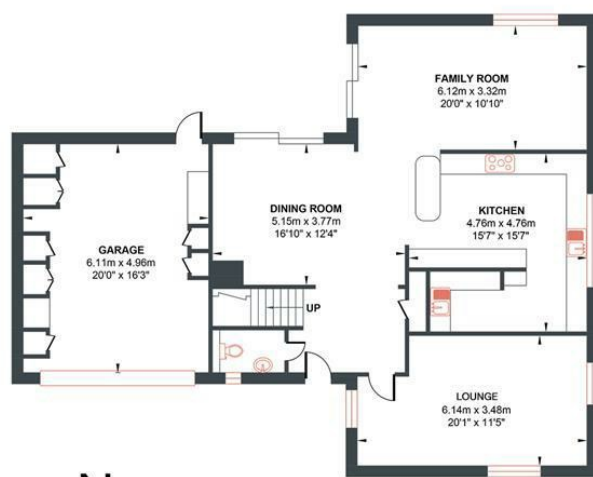


- 3,544 Square Feet
- 6 Double Bedrooms
- Double Garage
- Level Landscaped Westerly Rear garden
- Air Source Heat Pump
- Detached Modern Home
- 4 Luxury Bathrooms
- Set Behind Electric Gates & Long Drive
- Off Street Parking
- Planning Permission Granted To Extend the Rear Elevation

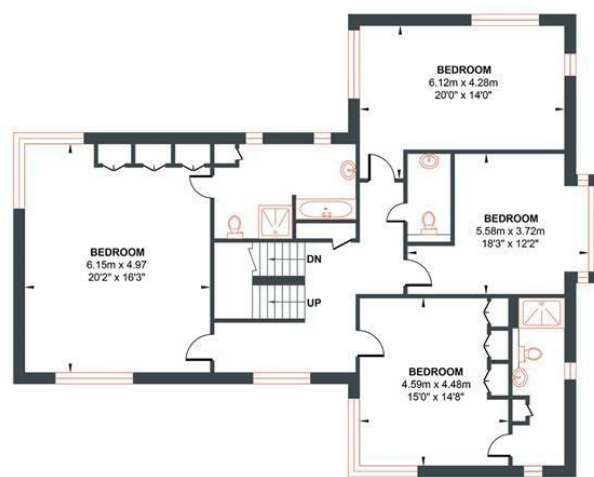
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TONGDEAN ROAD

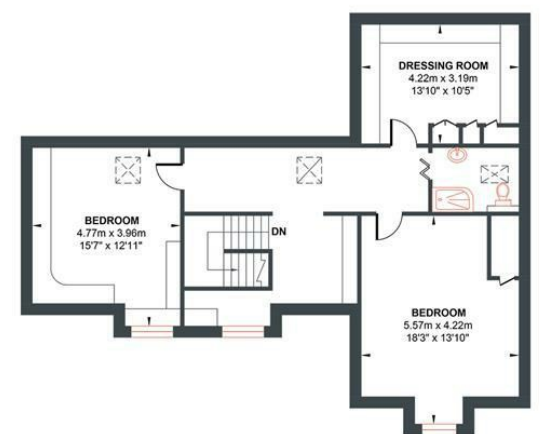
Approximate Gross Internal Area = 329.27 sq m / 3544.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
1363.89 sq ft
(126.71 sq m)



FIRST FLOOR
Approximate Floor Area
1298.66 sq ft
(120.65 sq m)



SECOND FLOOR
Approximate Floor Area
881.67 sq ft
(81.91 sq m)

