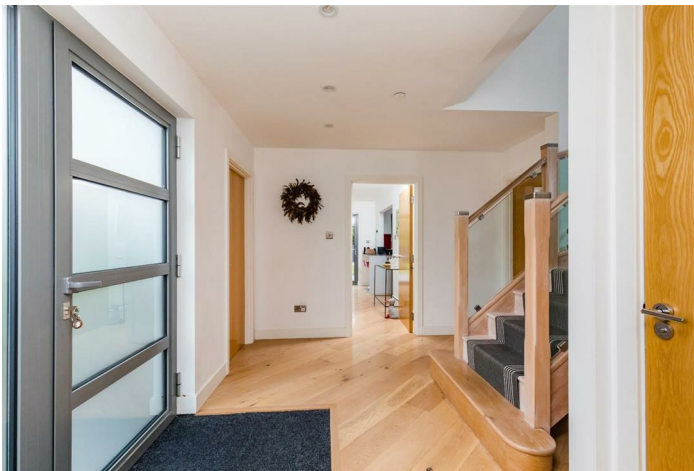


FREEHOLD



House - Detached (EPC Rating: B)

11B TONGDEAN ROAD, HOVE, BN3 6QB

Guide Price

£1,800,000

**ASTON
VAUGHAN**
Sales and Lettings



6 Bedroom House - Detached located in Hove

This exclusive 6-bedroom home, nestled in a private development of two houses, spans approximately 3450 sq ft. Built in 2012, it features modern amenities including underfloor heating and engineered wood flooring. The property offers tranquil views over Hove Park and distant sea vistas from upper floors. Situated on Tongdean Road, it provides easy access to A27 & A23, ideal for families and commuters. Impeccably presented over three floors, it includes a formal sitting room, dining room, kitchen, study, and multiple bedrooms with en suites. Ample parking, including a large integral electric garage, enhances convenience.

Nestled within a secluded corner of a private development boasting just two residences, this distinguished home offers an aura of exclusivity. Accessed via Tongdean Road and guarded by electric gates, the property spans approximately 3450 sq ft, enveloped by meticulously landscaped gardens shielded by verdant foliage. Sweeping vistas of Hove Park and distant ocean views welcome from the upper floors.

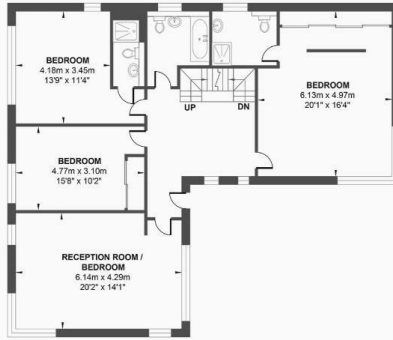
Approaching the residence, ample parking awaits, complemented by a spacious integral electric garage.

Built in 2012, this house exudes sophistication and modernity, boasting a range of sought-after amenities. Underfloor heating, engineered wood flooring, a comprehensive security system, intercom, and a generously sized utility room characterize the home's interior. Spread across three floors, the property is thoughtfully designed to maximize space and light. A grand entrance hall, adorned with an oak and glass staircase, leads to a formal sitting room, dining area, kitchen, study, and cloakroom with WC. Internal access to the garage further enhances convenience.

Rising to the first floor there is an additional reception room, featuring a striking glass floor, doubling as a potential bedroom. This level also accommodates the principal bedroom with an en suite shower, another en suite bedroom, a double room, and a family bathroom. Two more bedrooms occupy the second floor - one with an en suite - offering versatile living options.

Nestled in Tongdean Road, renowned for its tree-lined charm, the property enjoys proximity to Hove Park and convenient access to the A27 & A23, catering to the needs of both families and commuters.





GROUND FLOOR
Approximate Floor Area
1347.21 sq ft
(125.16 sq m)

FIRST FLOOR
Approximate Floor Area
1285.42 sq ft
(119.42 sq m)

SECOND FLOOR
Approximate Floor Area
817.19 sq ft
(75.92 sq m)

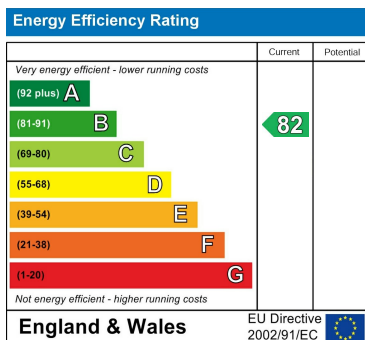
Approximate Gross Internal Area: 320.50 sq m / 3449 sq ft

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

Council Tax Band

B

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.