



Vallance Road, Hove, BN3  
£600,000 - £650,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Vallance Road Road, BN3

2 Bedrooms | 2 Bathrooms | 1 Living Room  
818 Sq Ft | Church Road Hove

- Unique and contemporary modernist house
- 2 double bedrooms & 2 bathrooms
- Detached house with garden and patio
- Very close to Church Road amenities
- Within walking distance of Hove Station
- Excellent school catchment
- <5 min walk from the beach
- Council Tax Band E

Unique in its design, this streamlined, and deceptively spacious two-bedroom detached home is brilliantly located in Central Hove. Spread over two floors of generous and versatile living space, this property is fantastic for professionals who like to entertain in style as it has a large and airy reception room leading out to a courtyard garden. It has been beautifully finished throughout and is wonderfully light due to its east to west orientation and ample glazing. Being just a minute's walk from Hove's clean beaches and the cosmopolitan shops, cafes and restaurants of Church Road, this modern home would be a fantastic investment due to the proximity to Hove Station and several highly achieving schools, which will also appeal to families wishing to grab a slice of the quintessential Hove lifestyle by the sea.

The house sits tucked away behind tall gates which open to reveal clean lines of Modernist architecture, offset by soft greens and mature trees bordering the garden. The main front door sits to the side of the property, where stepping inside, the sleek aesthetic continues within the wide and welcoming entrance hall, leading through to the beautiful reception room to the right. Light wood flooring and fresh mid-grey walls create a stylish yet neutral blank canvas, while a wall of glazing opens to the garden which becomes an extension of the home during summer, doubling the entertaining space.

Inside, there is space for formal dining and relaxing in style, while the kitchen is conveniently next door. Using a monochrome scheme, the kitchen gleams, offering a wealth of storage at both base and wall levels. Within the cabinetry, the oven and hob are integrated, leaving space for a tall fridge freezer and washing machine, both of which may be available by separate negotiation.

Also on this level, the principal bedroom suite feels peaceful with a Juliet balcony looking out over the lower courtyard garden and an en suite shower room lined in sandy porcelain tiling. The main bathroom next door shares this warm and natural décor and is easy to access from the second bedroom downstairs on the lower ground floor. This is another peaceful double room with soft carpet underfoot and sole access to the sunken patio garden which forms a lovely backdrop to the room and is a sweet place to sit out for your morning coffee or a summer's evening nightcap.





## LOCATION GUIDE

### Good to Know

Shops: Local 1 min walk, city centre 10-15 min walk

Train Station: Hove station 10 min walk

Seafront or Park: Hove Lawns and the Seafront are a 1 minute walk

### Education

**Primary:** Brunswick Primary, Hove Primary School

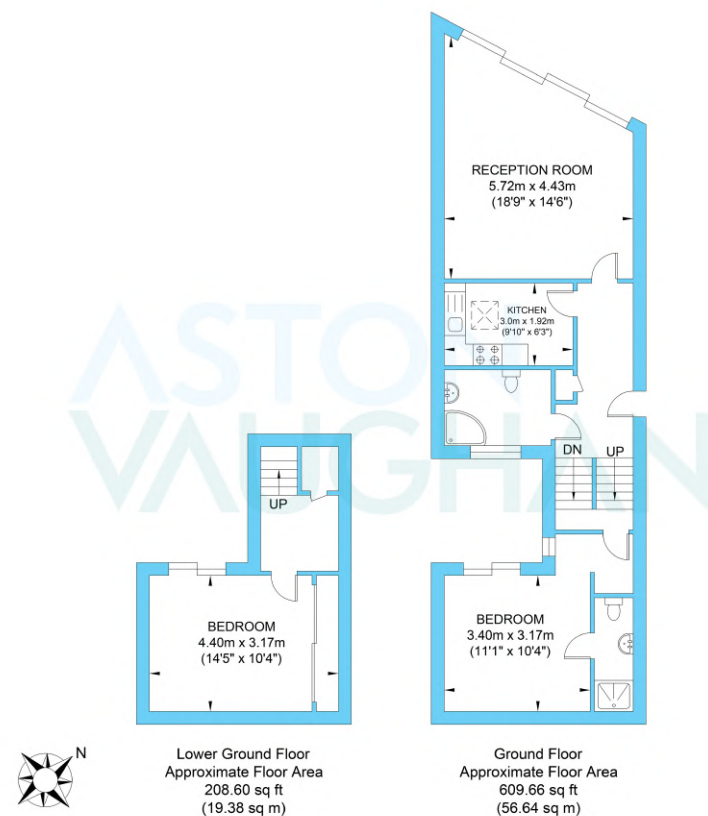
**Secondary:** Hove Park, Blatchington Mill, Cardinal Newman

**Sixth Form:** Varndean, BIMM, City College

**Private:** Brighton College, Brighton & Hove Girls

This unique home is brilliantly situated in a popular area with lots of local shops and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, and this house also offers easy access to Hove Station which has direct and fast links to the airports and London..

## Vallance Road



Approximate Gross Internal Area = 76.02 sq m / 818.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.