



House - Detached (EPC Rating: D)

**5 ASH CLOSE, HOVE, BN3 6QS**

**£3,250**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Detached located in Hove

\*\*\* SUBSTANTIAL 4 BED FAMILY HOME // SECLUDED CUL-DE-SAC // RARELY AVAILABLE \*\*\*

Aston Vaughan are delighted to bring to the market this rarely available 4 bedroom family home in Ash Close, Hove.

The property benefits from 4 generous bedrooms, 2 sizeable bathrooms as well as a separate W/C, a large garden, 3 separate reception rooms and a large driveway with space for 3 cars PLUS a garage!

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The large windows throughout fill the house with light, and the garden is a complete sun-trap during the summer offering an ideal space for entertaining. There is a spacious driveway to fit three or four cars, plus a secure garage!

Primary: Bilingual Primary, Westdene Primary, Cottesmore St Mary R.C  
Secondary: Hove Park, Blatchington Mill, Cardinal Newman  
Sixth Form: BHASVIC, Cardinal Newman  
Private: Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls, Lewes Old Grammar

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The large and comfortable living room alongside a separate dining room and a lovely insulated & heated conservatory offer a variety of options. The kitchen offers ample storage with plenty of units and several integrated appliances. Upstairs there are four attractive bedrooms accessible from the galleried landing.

## Location Guide

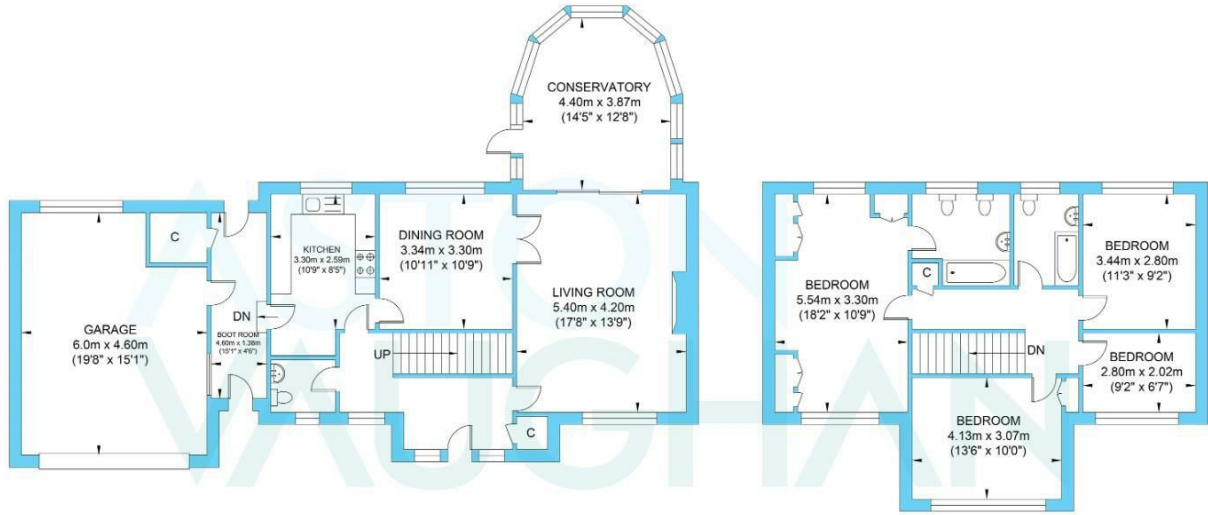
This is a great area to be between the beach and the South Downs National Park- and also very prestigious. Quiet and safe with plenty of shops nearby, the sports facilities, friendly community, playground and café of Hove Park is a 5 minute drive but also within a 10-15 min walk, so it will be easy to meet people if you're new to the city. Withdean Stadium's gym and running track and a woodland Nature Reserve is also just 4 mins by car. Local schools are good or outstanding and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College - with school buses or bus routes allowing older children independence. Preston Park, Hove and Brighton Stations all have direct trains to Gatwick, London and beyond, and are easy to reach, and nearby Dyke Road Avenue (out of hearing) leads to the city centre and its beaches or to the roundabout for the A23/A27 and the South Downs National Park in minutes.

## Education





# Ash Close



Ground Floor  
Approximate Floor Area  
1163.90 sq ft  
(108.13 sq m)

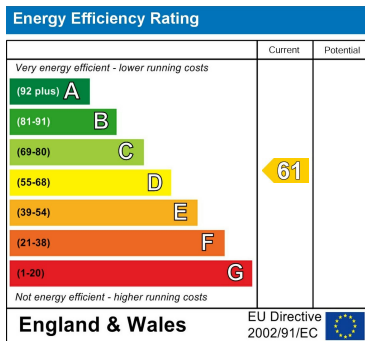
First Floor  
Approximate Floor Area  
692.01 sq ft  
(64.29 sq m)

Approximate Gross Internal Area = 172.42 sq m / 1855.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

D

Energy Performance Graph



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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.