



49 Hove Park Road

Hove BN3 6LH

Offers in Excess Of £1,250,000

- DELIGHTFUL FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM

- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- STUDY/PLAY ROOM

Whitlock and Heaps are pleased to bring to market for the first time in over forty years this wonderful detached family home situated on this larger than average plot with a versatile upper tier to the garden. With three separate reception rooms and a kitchen/breakfast room, the property offers tremendous potential for a family to update it and make it their own. The house has a private driveway and a garage with the rear gardens being well-established and offering seclusion. Situated in this enviable location within a few minutes' walk of Hove recreation ground and park. All that this fantastic city has to offer is within easy reach and the local independent cafés, restaurants and shops are within walking distance along with Hove mainline station and seafront.

ENTRANCE HALL Understairs storage, radiator.

CLOAKROOM Comprising low-level w.c., wash hand basin with cupboard below, radiator, UPVC double glazed window.

KITCHEN/BREAKFAST ROOM Incorporating double stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, eye level wall cupboards, inset four ring gas hob, electric oven, appliance space, picture window overlooking the garden, tiled splashback, 'Vaillant' gas fired boiler, radiator, UPVC double glazed window and door to garden.

DINING ROOM UPVC double glazed bay window, radiator.

LIVING ROOM Double aspect with two UPVC double glazed bay windows, open fireplace with tiled hearth and surround, three radiators, French doors to garden.

STUDY/PLAYROOM Double aspect with UPVC double glazed window overlooking the garden, fitted shelving and desk, two radiators, French doors to patio.

FIRST FLOOR

LANDING Range of fitted cupboards, hatch to loft space.

BEDROOM 1 Range of fitted wardrobes and dressing table, UPVC double glazed bay window, radiator.

ENSUITE SHOWER ROOM Comprising walk-in shower with tiled surround, pedestal wash hand basin, low level w.c., radiator, UPVC double glazed window.

BEDROOM 2 Range of fitted wardrobes, sink unit inset with top to side, double aspect with two UPVC double glazed windows, radiator.

BEDROOM 3 UPVC double glazed bay window, range of fitted wardrobes, sink with cupboard under, radiator.

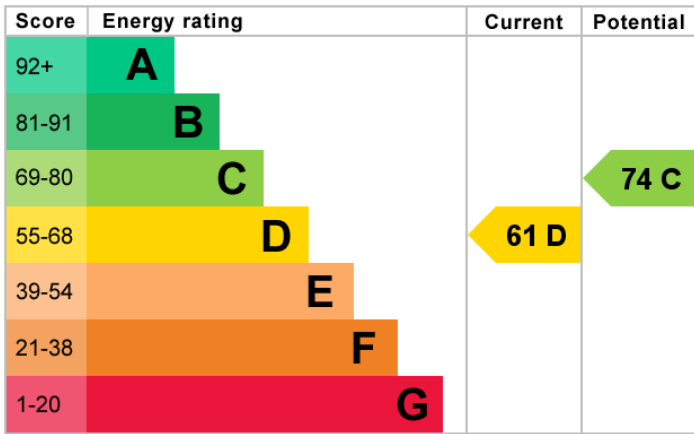
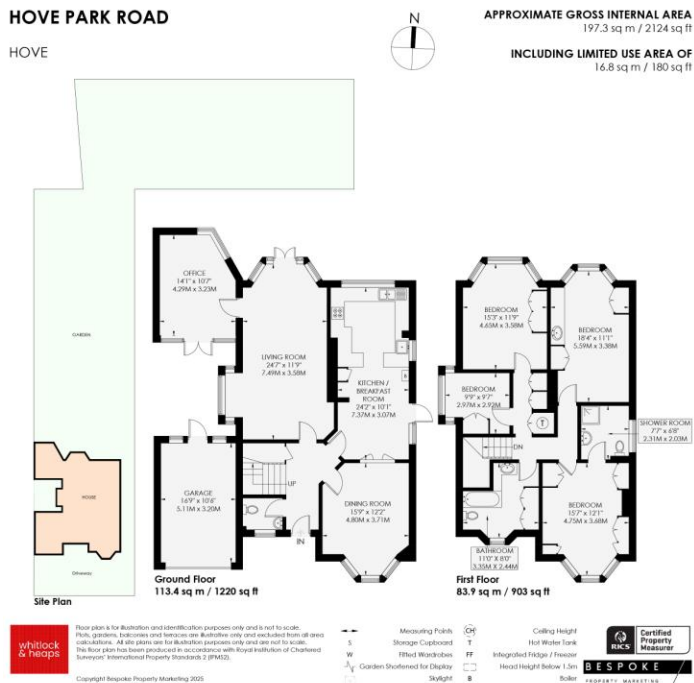
BEDROOM 4 UPVC double glazed bay window, fitted cupboards radiator.

BATHROOM Comprising bath, pedestal wash hand basin, low level w.c., UPVC double glazed window.

OUTSIDE

PRIVATE DRIVE Off road parking for two vehicles.

REAR GARDEN The garden is secluded and well-established with deep borders, being mainly laid to lawn. Beyond the main lawn, the garden continues into a spacious upper tier formerly used as a tennis court.



Council Tax Band G (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.