



## Tennis Road, Hove



Asking Price  
£1,300,000  
Freehold

- AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME
- THREE MODERN FITTED BATHROOMS
- SECONDS FROM HOVE LAGOON
- NO ONWARD CHAIN
- ICONIC SEAFRONT LOCATION
- RECENTLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- FANTASTIC VIEWS OF THE LAGOON & SEA

Robert Luff & Co are delighted to bring to market this exceptional four bedroom, three bathroom, detached family home located minutes from Hove Seafront. Tennis Road is positioned within the highly sought after residential area of New Church Road and is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drury's. Portslade and Hove Train stations are close-by with direct links to Brighton & London. Hove beach, seafront and lagoon is also on your doorstep with delightful seafront walks, city cycle lanes, beach huts, Padel courts and the ever popular Rockwater. Local schools include Hove Junior School, Hove Park Secondary School and Sixth Form and Sir Nicholas Primary School.

Accommodation offers; An outstanding kitchen/diner, separate living area, Utility room, ground floor WC, four double bedrooms and three bathrooms. Other benefits include; A landscaped rear garden, lagoon and sea views, no onward chain and recently renovated to a high standard throughout.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Living Room 16'7 x 10'9 (5.05m x 3.28m)

Kitchen/Diner 18'9 x 16'11 (5.72m x 5.16m)

Utility Room

Ground Floor WC

Bedroom One 14'8 x 10'9 (4.47m x 3.28m)

En-Suite Shower Room

Bedroom Three 13'9 x 10'9 (4.19m x 3.28m)

Bathroom

Bedroom Two 16'11 x 13'9 (5.16m x 4.19m)

Bedroom Four 13'9 x 10'3 (4.19m x 3.12m)

Shower Room

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 150.3 sq. metres (1617.3 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.