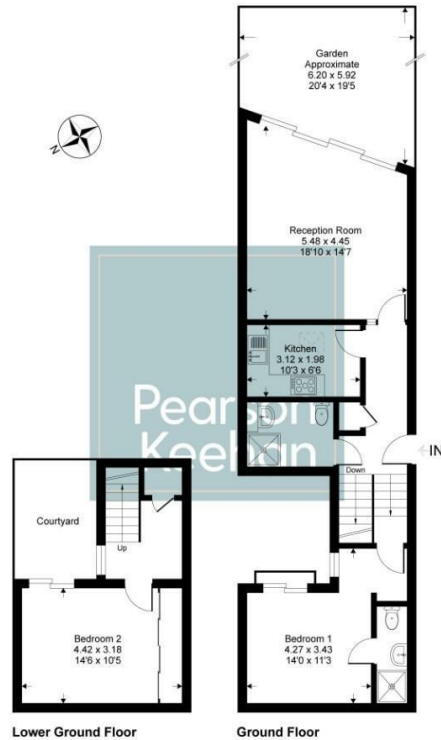


Vallance Road, Hove, BN3 2DA

Guide price £595,000-£650,000 - Freehold

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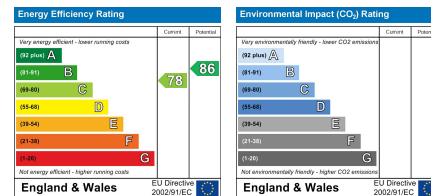
**Vallance Road, BN3**  
Approximate Gross Internal Area = 80 sq m / 862 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or misstatement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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**Council Tax: Band E**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



Guide Price: £600,000-£650,000

A stunning architecturally designed two bedroom modern detached house found in the heart of Hove. The property is well positioned moments from Church Road where a variety of trendy shops, coffee shops, bars and restaurants can be found as well as bus routes providing access in and out of the city. Hove seafront and lawns is within an easy reach and Hove station being in close proximity.

This magnificent contemporary home is unique to the road with accommodation briefly comprising spacious living room to the front of the property with patio sliding door leading out onto the garden, separate kitchen positioned behind, two double bedrooms with one of the bedrooms enjoying en-suite shower room and the other benefiting from private enclosed patio and main bathroom completing the internal accommodation.

The private garden has mature trees to the front, offering a wealth of privacy and seclusion with the garden being made up of both patio and artificial grass blending the benefits of natural outdoor space with the low-maintenance convenience.

The property is deceptively spacious and highly recommend a viewing to fully appreciate the space and accommodation the property has to offer.

The property is sold with the added benefit of no onward chain.

**Pearson Keehan**

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