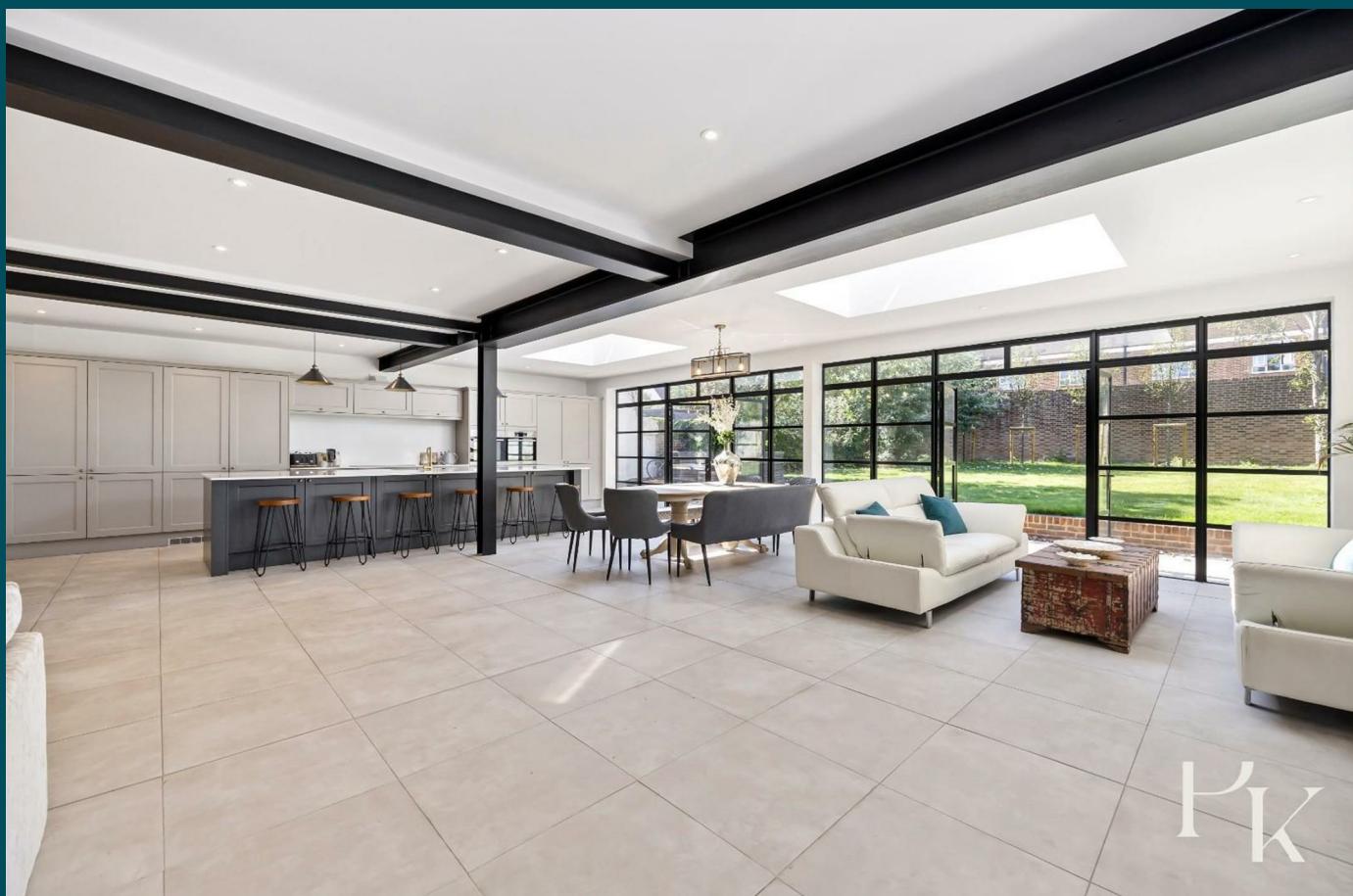




24 Vallance Gardens
Hove, BN3 2DD



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Offers in the region of £2,250,000

A beautiful, six-bedroom detached residence set across three floors, ideally located just moments from the sought-after Hove seafront. This impressive family home combines period character with contemporary design, offering over 3,000 sq ft of versatile living space.

The property is approached via a generous frontage with off-street parking for multiple vehicles and a welcoming entrance. The heart of the home is the striking open-plan kitchen, dining and living space, flooded with natural light through expansive skylights and steel-framed windows. Designed for both everyday living and entertaining, this space includes a sleek, fully fitted kitchen with breakfast island and a large living and dining area. Two further reception rooms on the ground floor provide additional flexibility, including a formal sitting room with feature fireplace and bay window. A ground-floor bedroom or office and utility room complete this level.

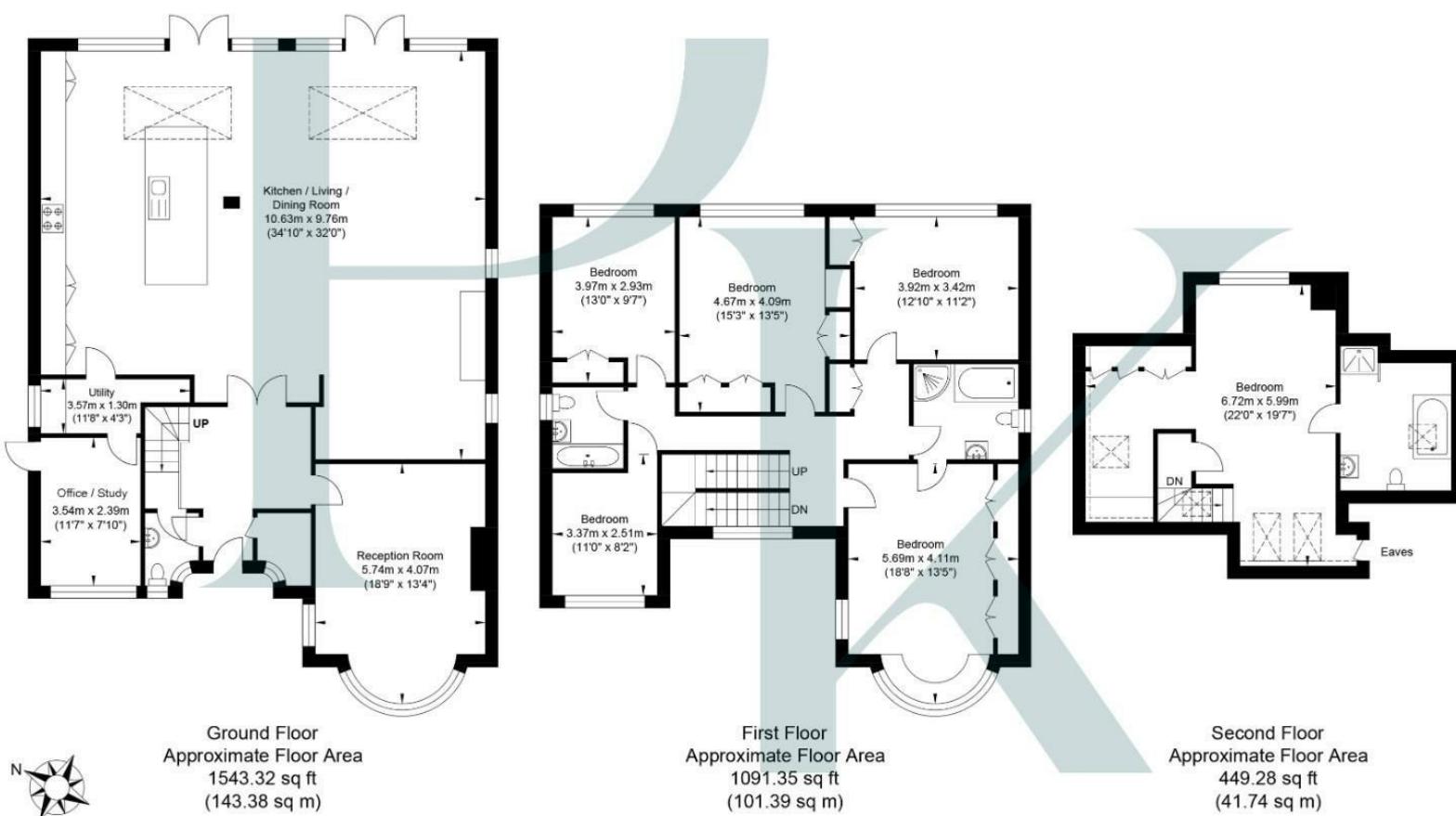
Upstairs, the first floor hosts five well-proportioned bedrooms, including a superb principal suite with bay window and en-suite bathroom. A stylish family bathroom serves the additional bedrooms. The second floor offers a spacious top-floor bedroom with ample storage and its own bathroom, making it perfect as a guest suite or private retreat.

To the rear, the house boasts a beautifully landscaped garden with a wide lawn and mature borders, complemented by a stunning full-width extension featuring floor-to-ceiling glass doors that seamlessly connect the indoor and outdoor spaces. The garden offers excellent privacy and space for outdoor dining, play, and relaxation.

Situated in the sought-after Vallance Garden, this home enjoys a prime position just moments from Hove seafront and within easy reach of the vibrant Church Road, renowned for its array of independent shops, cafés, and restaurants. A selection of highly regarded schools are close by, and Hove railway station is easily accessible, providing excellent connections.



Vallance Garden



Approximate Gross Internal Area 286.51 sq m / 3083.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson Keehan