



GOLDINLEMCKE

Vallance Road, Hove, BN3 2DA
Offers In The Region Of £600,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Vallance Road, Hove, BN3 2DA

Offers In The Region Of £600,000

A totally unique and rare opportunity to purchase this one-off property, located in one of the area's most sought-after roads within a stones throw of many amenities. We can not stress enough that properties of this type are extremely hard to find, and early and internal inspection are essential.





Further Information

This unique, detached property situated in one of the area's most sought-after roads really does offer somebody a great opportunity to purchase such a fantastic home.

The property is approached via its own private pathway with access to the front door leading into the entrance hallway. To the front of the property, there is an excellent sized lounge/dining room with sliding doors onto southwest-facing secluded garden, modern kitchen with fitted oven and space for upright fridge freezer and washing machine, and good-sized shower room. Following this, stairs lead you down to master bedroom with excellent range of mirror-fronted wardrobe cupboards and sliding doors to patio, and a further hallway area with good sized under stair storage. From the ground floor hallway, you go up to bedroom two which benefits from en suite shower room and sliding doors. Outside, there is a private and secluded southwest-facing garden, and a gate providing access to front.

Vallance Road is located in this popular position, just a moment away from Church Road & George Street, boasting a range of amenities such as Tesco Superstore. The property also benefits from being just a short walk away from Hove seafront and is close to excellent transport links including Hove mainline railway station.



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Vallance Road

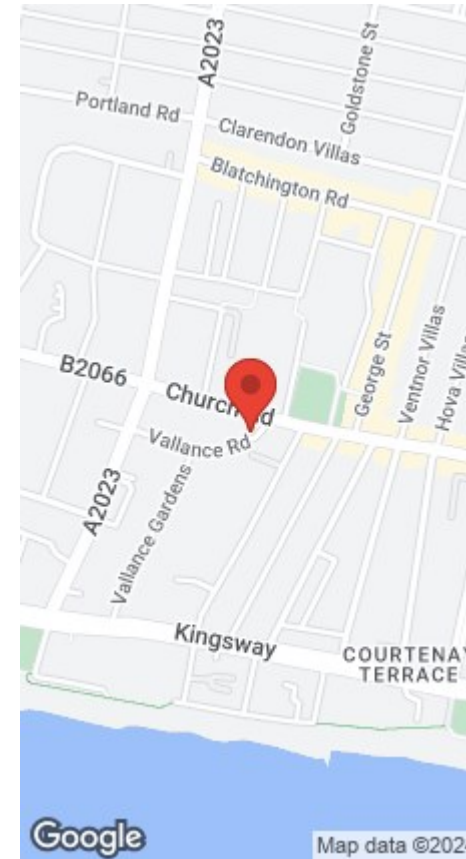


Lower Ground Floor
Approximate Floor Area
215.27 sq ft
(20.0 sq m)

Ground Floor
Approximate Floor Area
631.94 sq ft
(58.71 sq m)

Approximate Gross Internal Area = 78.71 sq m / 847.22 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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SELLING SOMETHING SIMILAR?

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Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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	

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