



Tennis Road, Hove, BN3 4LR
£850,000 - £900,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning three-bedroom terraced family home, situated in one of the area's most sought-after roads. The house has been renovated and modernised to an extremely high standard throughout, making early and internal inspection essential to fully appreciate the true qualities of this property.





Further Information

The property is approached via an attractive entrance hallway, leading in to a stunning lounge with feature fireplace and wooden window into the recess. The standout feature of this house is its amazing kitchen/breakfast room complete with wood burner and full height doors opening on to the rear garden. The accommodation further comprises a study/garden room with additional door leading to the garden, cloakroom, and an excellent amount of storage space.

To the first floor, there are two excellent sized bedrooms, both with beautiful feature fireplaces and stripped wooden floors, luxury shower room, and a fantastic sized bathroom with circular bath and fireplace. To the second floor, there is a further bedroom with delightful rooftop views, storage, and feature picture balcony.

To the rear of the property is the beautifully landscaped garden, laid into three sections with the front and rear being decked with stones and paved stepping stones in the centre. Further benefits include an outdoor shower unit (with hot water supply) for dog washing or rinsing off after a sea swim, raised flower borders, and raised rear decking allowing you to make the most of the afternoon sun.

The property is offered for sale in immaculate decorative order throughout with gas heating, double glazed windows, some original stripped wooden doors and floorboards, and sea views.

Tennis Road is situated in this sought-after location just a stones throw from Hove Lagoon and the exciting Kingsway to sea development, as well as just a short stroll to the beach, Bars, Cafes, Restaurants & Shops. Bus services pass close by providing access to various parts of Brighton and Hove, including Railway stations.



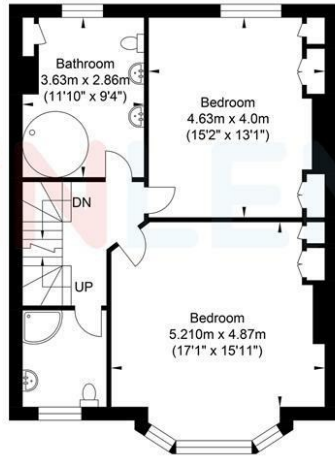
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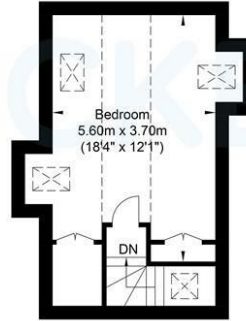
Tennis Road



Ground Floor
Approximate Floor Area
742.27 sq ft
(68.96 sq m)



First Floor
Approximate Floor Area
674.46 sq ft
(62.66 sq m)



Second Floor
Approximate Floor Area
278.46 sq ft
(25.87 sq m)



Approximate Gross Internal Area = 157.49 sq m / 1695.20 sq ft

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



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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	54	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.