



Champions Row, Hove, BN3 6AZ  
**Offers Over £850,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Champions Row, Hove, BN3 6AZ

**Offers Over £850,000**

An exceptional five-bedroom, semi-detached house situated in this prestigious road in the heart of Hove, complete with south facing garden, garage, and car port. Early and internal inspection is highly recommended to fully appreciate the true qualities of this house.





## Further Information

Arranged over four floors, the accommodation comprises on the ground floor a wonderful, bright and airy living room with french doors out to the south-facing balcony, and a good-sized bedroom with bay windows – currently used as a study. To the lower ground floor, there is a dining room with sliding patio doors out to the garden, cloakroom, and modern kitchen to the front of the property overlooking the front garden. To the first floor, there is a shower room and two bedrooms, with the master benefiting from a modern en suite shower room, and to the second floor, there are two further bedrooms with eaves storage, modern shower room, and access to loft storage. Worthy of particular mention is the stunning south-facing garden with both decked and paved areas, with secure access out to the car port and garage.

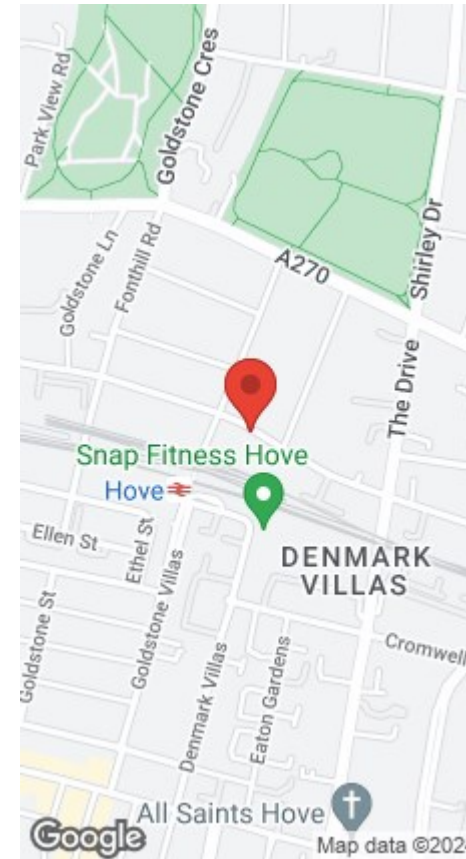
Located on this fantastic tree-lined road just a short walk from Hove station, Champions Row is the perfect location for commuters. The property is also within easy walking distance of Church Road, where there is a diverse range of shops, bars and restaurants.



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Approximate Area = 134.6 sq m / 1449 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 146.7 sq m / 1579 sq ft (Including Void / Excluding Carport)  
 Including Limited Use Area (6.1 sq m / 66 sq ft)



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 Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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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