



The Paddock, Hove, BN3 6LT
£700,000 - £750,000 Guide



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SELLING HOMES
IN BRIGHTON
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SINCE 2002

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A delightful three-bedroom semi-detached house situated in this sought-after cul de sac in the highly regarded Hove Park area. Complete with both front and rear gardens, garage, and private driveway, this property is a rare find and early and internal inspection is highly recommended.





Further Information

The property is approached via an attractive front garden with floral borders and driveway leading to the garage, as well as secure access to the garden via an enclosed walkway. The accommodation comprises on the ground floor an entrance porch, hallway with under stairs storage, generously proportioned through living/dining room with double glazed door to the garden, and spacious fitted kitchen. To the first floor, there is a shower room, large storage cupboard, and three double bedrooms – each benefitting from fitted storage and the added benefit of a balcony in the master. The property further benefits from a large loft area with the potential to be converted into further bedroom(s) and en suite, further to the necessary planning permissions. To the rear of the property is a good sized garden with well stocked raised borders, benefitting from side access to the front.

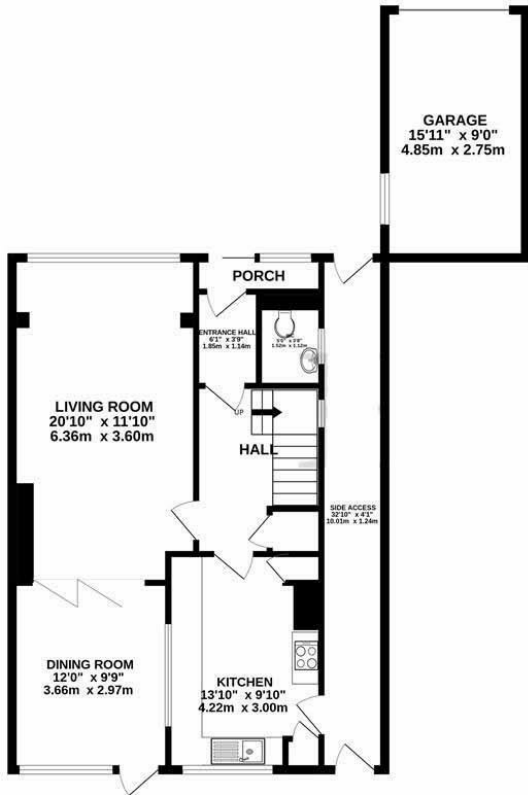
The Paddock is situated in this quiet and attractive tree lined cul-de-sac, conveniently located within close proximity to Hove Park and Hove recreation grounds. The location is also near to well-regarded schools and Preston Park station (approximately 0.6 miles in distance), as well as Hove station (0.7 miles in distance). Regular bus services in nearby Shirley Drive and Dyke Road afford easy access to the city centre and beyond.



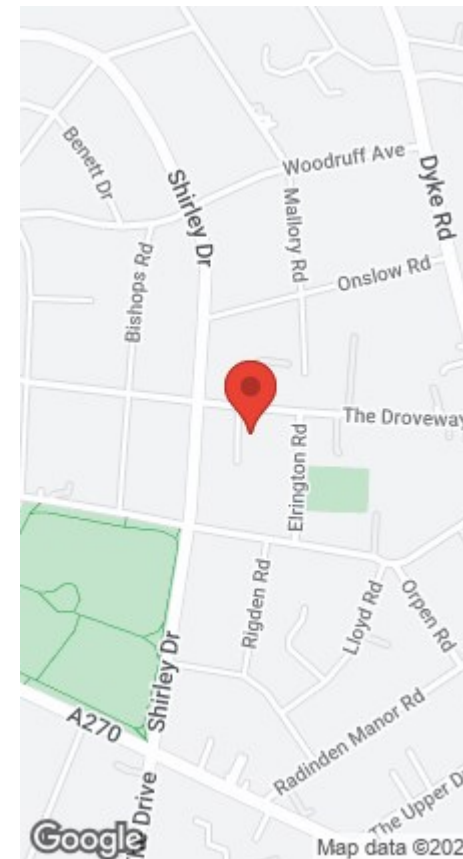
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GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(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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