



Vallance Gardens, Hove, BN3 2DD
£2,000,000



**GOLDIN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Vallance Gardens, Hove, BN3 2DD

£2,000,000

A truly stunning four-bedroom detached family home, located in one of Hove's most prestigious and sought-after roads - just moments from the seafront. The property is beautifully presented throughout and greatly benefits from off-road parking, garage, balcony, and a superb south-west facing rear garden. Homes of this quality in this prime location are rarely available, and early and internal viewing is highly recommended.





Further Information

This beautiful bay-fronted property is set back behind a driveway providing parking for several vehicles and access to the garage. Upon entering, you're welcomed by an impressive entrance hall featuring parquet flooring, high ceilings, and a convenient downstairs cloakroom.

To the front of the house is a generous east-facing living room with a wood-burning stove and bay window, opening into a dining room with bifold doors to the garden, which can be used as an extended reception space or kept separate. Also on the ground floor is a utility room, access to the garage, and a truly amazing kitchen/family room with full width bifold doors leading on to the garden.

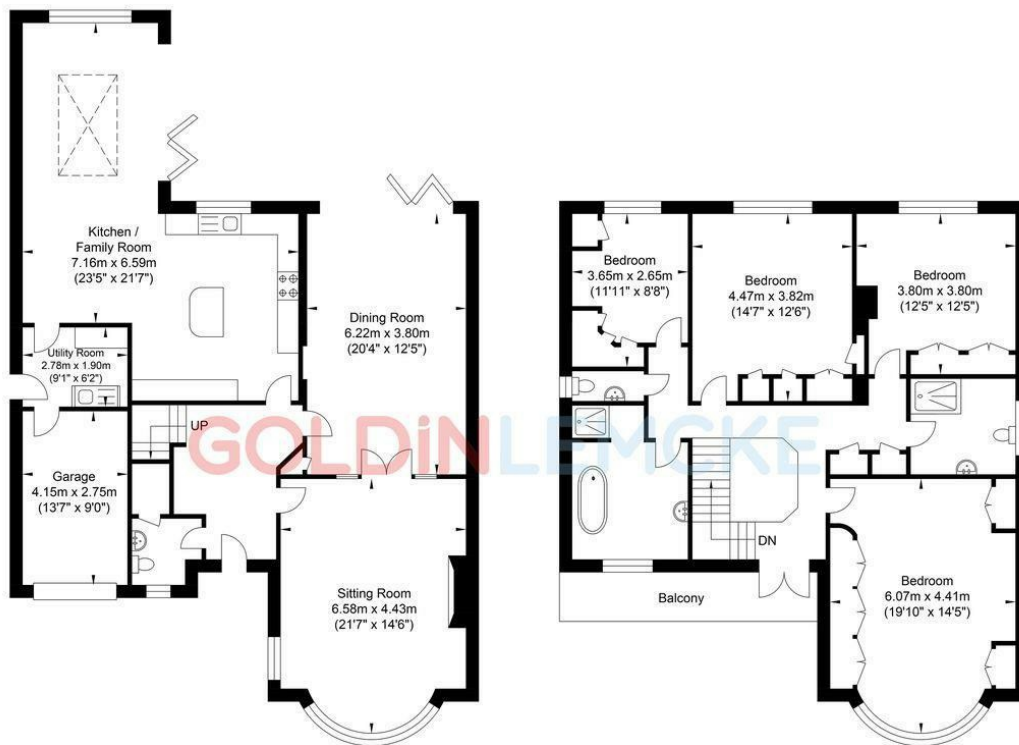
To the first floor, a bright and spacious landing leads to four well-proportioned bedrooms, all with fitted storage. Further to this is a contemporary shower room, separate cloakroom, large family bathroom with separate shower, and access to the east-facing balcony. The property also benefits from a large loft space, offering scope for future extension (subject to the necessary consents), and a beautifully landscaped south-west facing garden, with patio and lawn areas, well stocked borders, and handy side access.

Vallance Gardens is an extremely sought-after tree-lined residential street in central Hove, ideally positioned just a short walk from the seafront. Church Road, with its selection of independent shops, cafés, and restaurants, is just around the corner, while Hove Station is also within easy reach, providing direct links to London and beyond.



GOLDIN LEMCKE

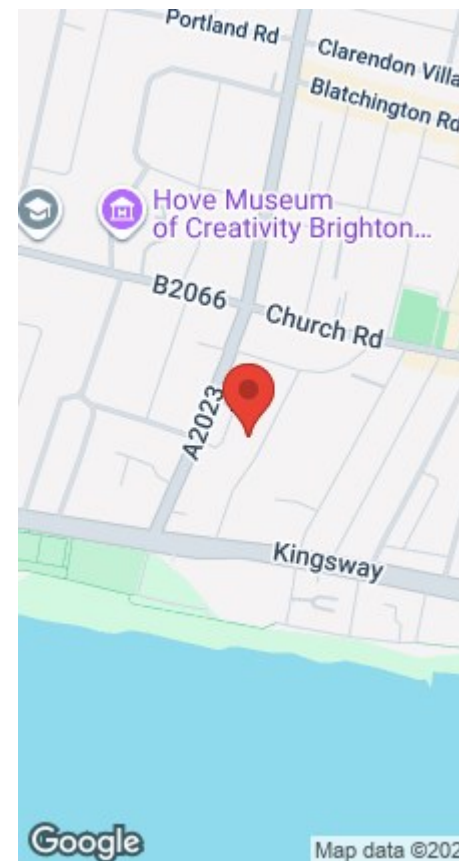
01273 777123
GOLDINLEMCKE.COM



Ground Floor
 Approximate Floor Area
 1296.72 sq ft
 (120.47 sq m)

First Floor
 Approximate Floor Area
 1126.33 sq ft
 (104.64 sq m)

Approximate Gross Internal Area = 225.11 sq m / 2423.06 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



GOLDIN LEMCKE

01273 777123
 GOLDINLEMCKE.COM

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
 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		
(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	

SELLING HOMES
 IN BRIGHTON
 & HOVE
 SINCE 2002