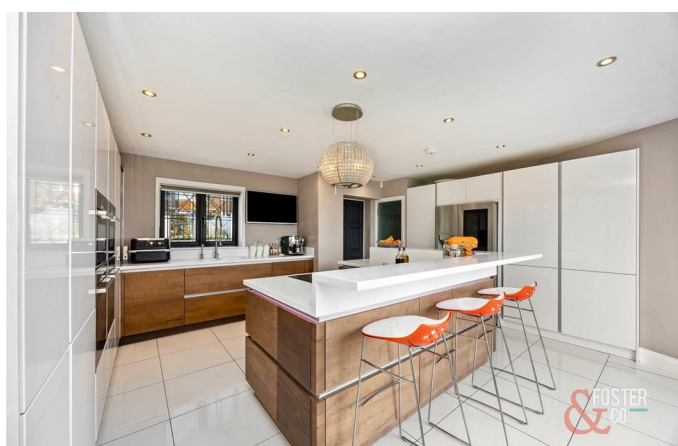




30 Tongdean Avenue
Hove, BN3 6TN

Asking price £2,800,000

The property is immediately striking in appearance, with its broad frontage and Mediterranean influenced architecture setting it apart within this highly regarded residential location. Internally, the accommodation is exceptionally well balanced, offering generous room sizes and excellent flexibility throughout.

The main living space is centred around a contemporary kitchen positioned on the ground floor, designed with entertaining and family life in mind. Featuring sleek cabinetry, integrated appliances and a large central island with breakfast seating, this space flows naturally into the dining room and principal living room, both enjoying excellent natural light and access to the balcony and rear aspect with sea views. Additional office space on this level provides a practical work from home solution.

The lower ground floor adds significant lifestyle appeal, with a substantial reception room, dedicated bar area and direct access onto the rear terrace and garden, making it an ideal entertaining level. This floor also incorporates bedroom and bathroom, offering excellent potential for guest accommodation.

Across the upper floor are the main bedroom suites, with well proportioned rooms arranged to maximise space and privacy. The principal bedroom and second bedroom both benefit from a walk in wardrobe and en suite, while the remaining bedrooms are served by additional high quality bath and shower rooms.

Externally, the gardens have been designed to complement both the scale of the house and the elevated position. A generous, level lawn is framed by mature planting and enjoys a high degree of privacy, while raised terraces and seating areas provide ideal spaces for outdoor dining and entertaining. The elevated setting allows for attractive views across neighbouring homes and towards the coastline, enhancing the sense of openness and outlook.

The property also benefits from a garage and an annex with its own entrance kitchen, living room, bedroom, bathroom and wardrobe.

- Substantial detached family residence extending to approximately 5,320 sq ft
- Striking Mediterranean influenced architecture with an impressive wide frontage
- Multiple reception rooms offering excellent flexibility for family living and entertaining
- Annex style accommodation ideal for guests, multi generational living or home working
- Elevated position with stunning sea views
- Six bedrooms and four bathrooms arranged over three well balanced floors
- Contemporary kitchen with central island, flowing into dining and living spaces
- Lower ground floor entertaining level with bar and direct garden access
- Beautifully landscaped rear garden with level lawn and private seating areas
- Garage

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

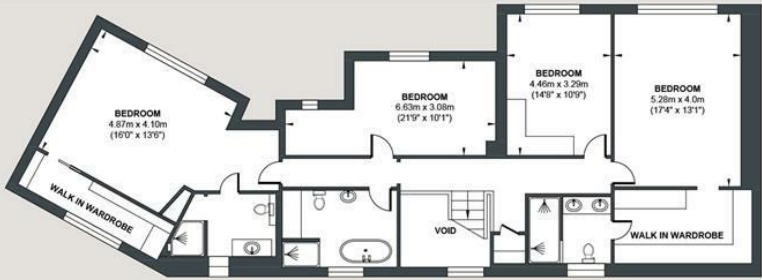


TONGDEAN AVENUE

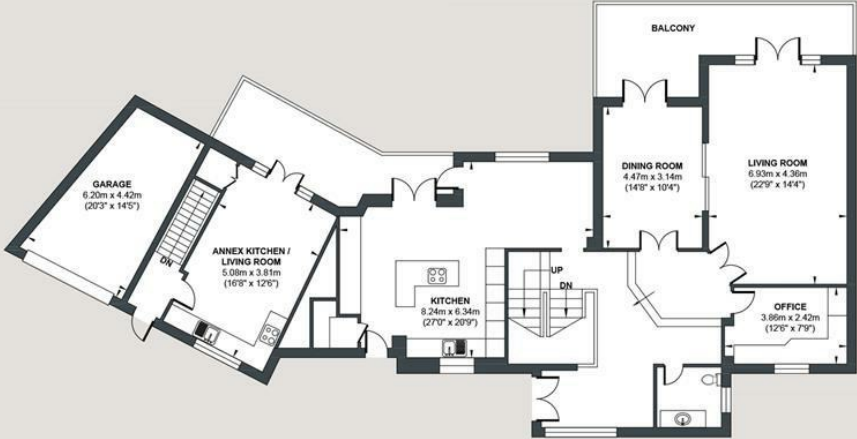
Approx. Gross Internal Floor (Including Garage/Annex) Area = 494.3 sq m / 5320.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR
Approximate Floor Area
1622.65 sq ft
(150.75 sq m)



FIRST FLOOR
Approximate Floor Area
1512.76 sq ft
(140.54 sq m)



GROUND FLOOR
Approximate Floor Area
2185.19 sq ft
(203.01 sq m)



Foster & Co and their clients give notice that:
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

