



47 Derek Avenue
Hove, BN3 4PE

£950,000

An exceptional and beautifully extended three double bedroom, two bathroom family home offering over 1,700 sq ft of impeccably presented accommodation, an east facing landscaped garden and a detached garden studio, positioned in one of Hove's most sought after residential locations.



- Beautifully extended three double bedroom family home
- Stunning open plan kitchen dining family room
- Bi fold doors opening directly onto the garden
- Elegant bay fronted living room with feature fireplace
- Off street parking plus integrated garage for storage
- Two bathrooms including contemporary second floor shower room
- Bespoke cabinetry with central island and stone worktops
- Landscaped east facing garden with entertaining terrace
- Detached garden studio ideal for home office or gym
- Short walk to Hove Lagoon & Portslade Train Station

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

