



47 Derek Avenue

Hove, BN3 4PE

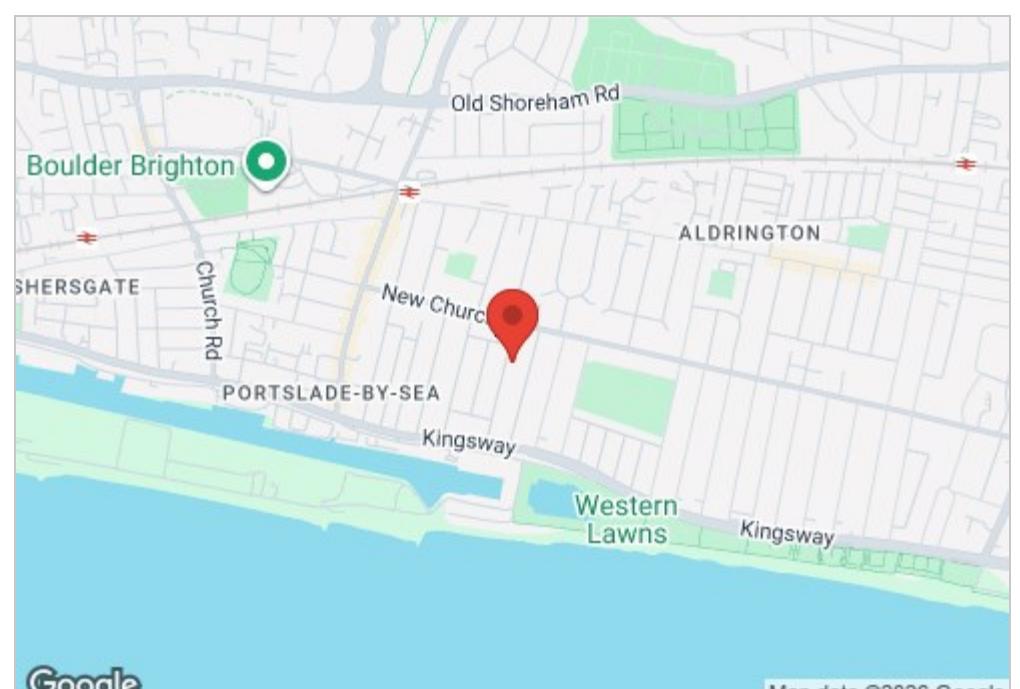
£950,000

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.



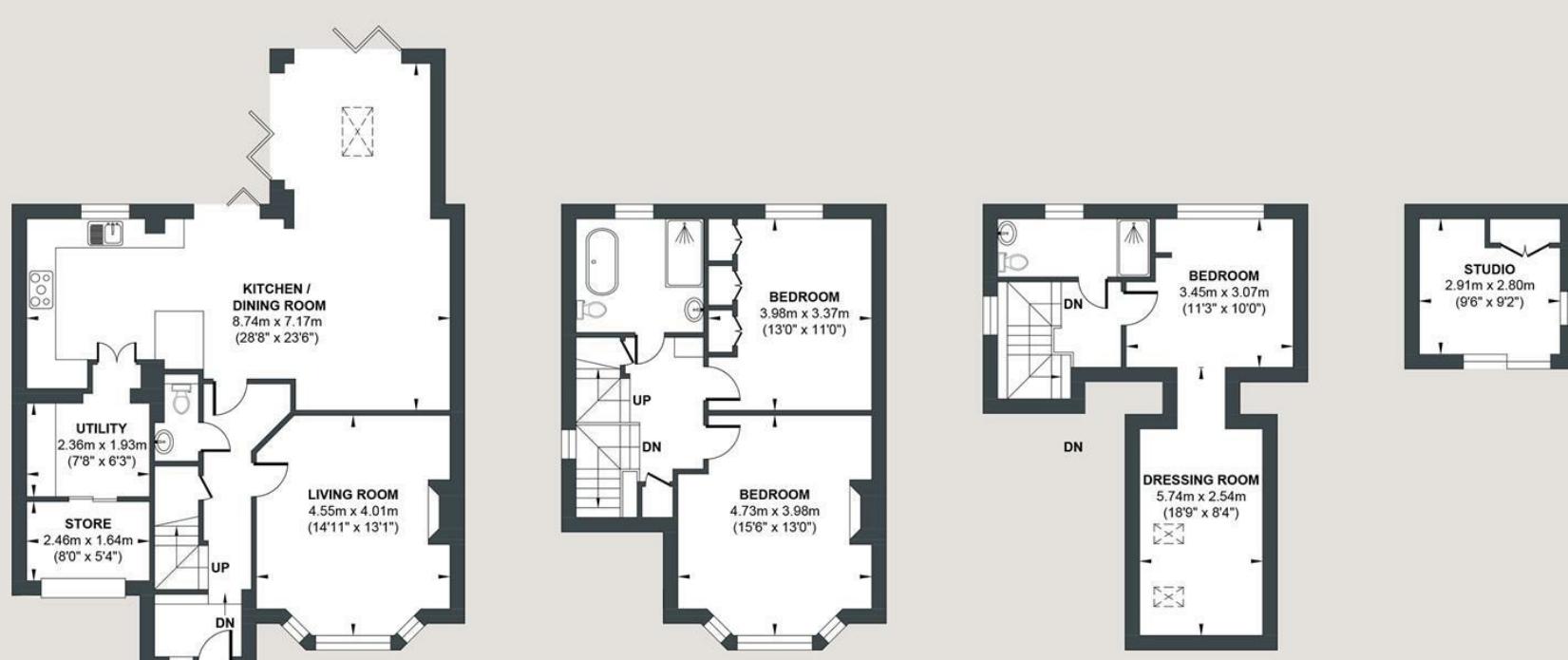
- Beautifully extended three double bedroom family home
- Stunning open plan kitchen dining family room
- Bi fold doors opening directly onto the garden
- Elegant bay fronted living room with feature fireplace
- Off street parking plus integrated garage for storage
- Two bathrooms including contemporary 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	



DEREK AVENUE

Approx. Gross Internal Floor (Excluding Studio) Area = 159.88 sq m / 1720.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
878.66 sq ft
(81.63 sq m)

FIRST FLOOR
Approximate Floor Area
499.76 sq ft
(46.43 sq m)

SECOND FLOOR
Approximate Floor Area
342.50 sq ft
(31.82 sq m)

STUDIO
Approximate Floor Area
87.72 sq ft
(8.15 sq m)



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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

