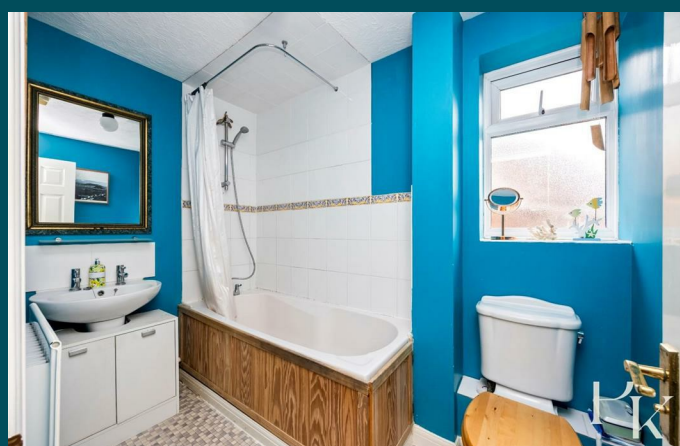




1 Wayfield Close
Hove, BN3 7RE



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Hove, BN3 7RE

Offers in excess of £700,000

A substantial and versatile five-bedroom, three-bathroom family home, offering approximately 1,633 sq ft of accommodation arranged over three floors, with three reception spaces and a private west-facing rear garden.

Positioned on Wayfield Close in Hove, this attractive home offers an excellent amount of space for growing families, with a flexible layout that combines generous living accommodation with five well-proportioned bedrooms and useful ancillary space.

The ground floor is particularly versatile. A welcoming reception hall leads through to the principal lounge, a comfortable and generously proportioned room with a feature fireplace and doors opening directly onto the rear garden. An adjoining dining room provides a separate setting for family meals and entertaining, while a further study offers an ideal home office, playroom or additional reception space.

The kitchen is fitted with a good range of contemporary units and integrated cooking appliances, with a separate utility room providing valuable additional storage and laundry facilities. A ground-floor WC completes the accommodation on this level. To the rear, a garden room and useful store provide further flexibility and enhance the connection between the house and garden.

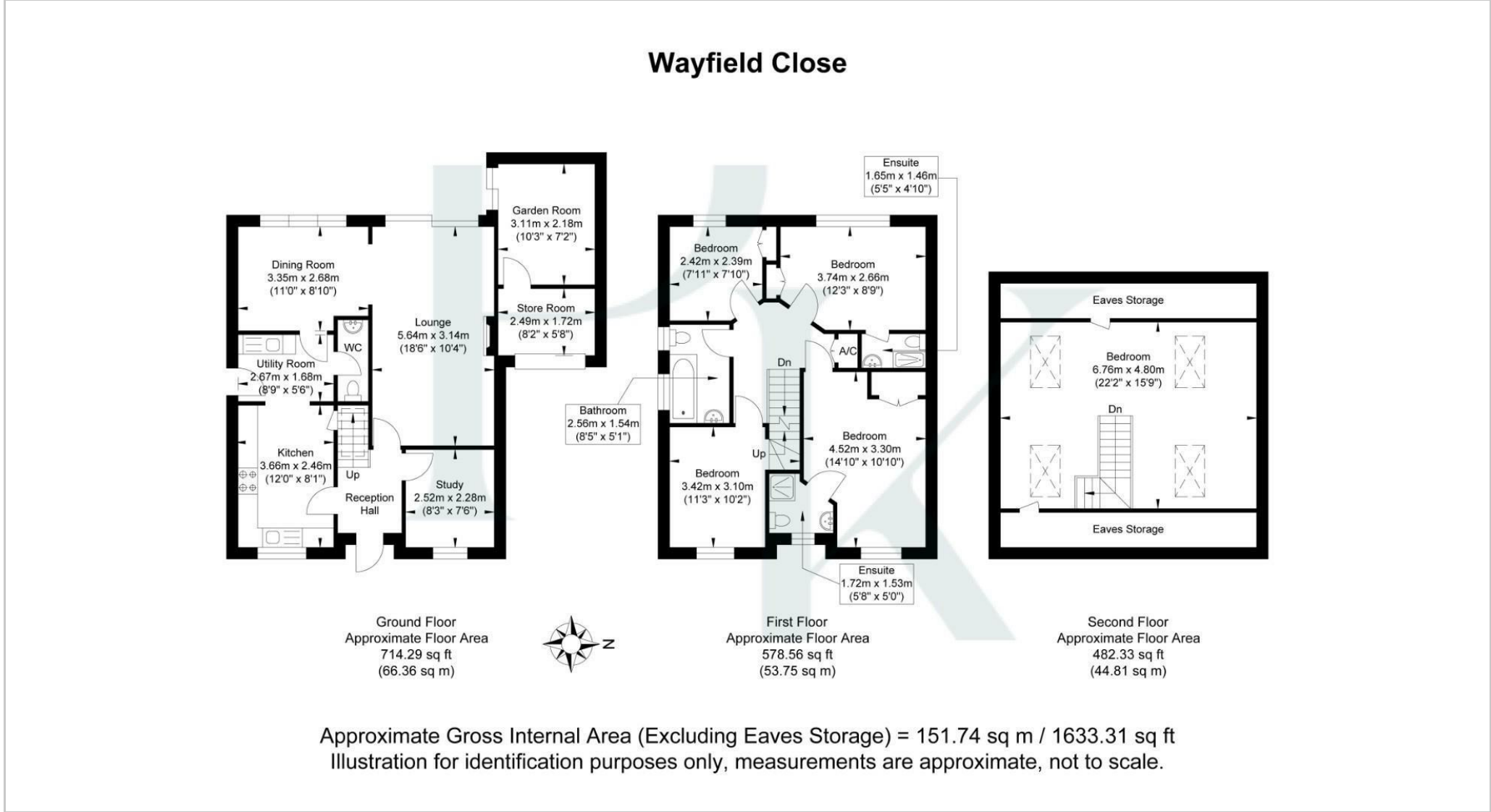
Across the first floor are four bedrooms, including two with their own en-suite facilities, alongside a separate family bathroom. The arrangement lends itself particularly well to family life, with the additional bedrooms equally suited to children, guests or further home-working space.

The second floor is devoted to an impressive fifth bedroom, creating a wonderfully spacious and private retreat. Measuring approximately 22'2" x 15'9", this bright room benefits from multiple rooflights and useful eaves storage, making it equally suitable as a principal bedroom, guest suite or substantial additional living space.

Outside, the rear garden provides an attractive extension of the home. A paved terrace immediately adjoining the property creates plenty of room for outdoor dining and entertaining, leading onto an established lawn bordered by mature planting, shrubs and trees. The garden enjoys a pleasant degree of privacy and provides an excellent setting for both family life and summer entertaining.

The property offers approximately 1,633 sq ft (151.74 sq m) of internal accommodation excluding eaves storage, providing a particularly generous footprint and considerable flexibility across its three floors.

Situated in Wayfield Close, Hove, the house represents an excellent opportunity for buyers seeking a substantial family home with multiple reception spaces, five bedrooms, three bathrooms and a private garden, all within a well-established residential setting.



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	
75	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson
Keehan