



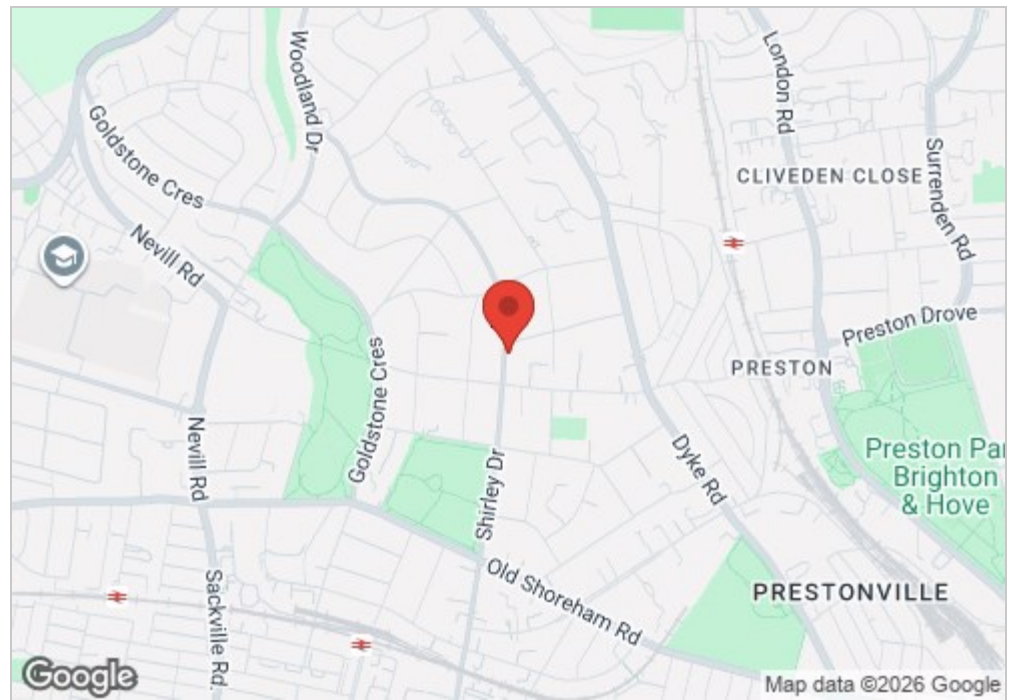
Hove, BN3 6UB

The ground floor is arranged around a welcoming reception hall with fireplace, leading through to an elegant double reception room with further fireplaces, decorative cornicing and an abundance of natural light. To the rear, the heart of the home is the stunning open-plan kitchen, breakfast and family room. Centred around a bespoke island and finished with a feature lantern ceiling, this space flows seamlessly to the garden and outdoor terraces, creating the perfect setting for both relaxed family time and large-scale gatherings.

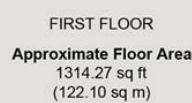
Outside, the property really comes into its own. The private frontage provides a carriage driveway with ample parking, while the rear garden extends to over 100ft and has been thoughtfully landscaped to create a series of inviting areas. A raised sun terrace offers the perfect spot for al fresco dining, stepping down to an expanse of lawn surrounded by mature planting. At the far end of the garden, a raised deck frames a heated swimming pool with surrounding leisure space, a summer house and a separate studio, ideal for use as a gym, office or creative retreat.

A rare opportunity to secure a substantial family home in one of the city's finest locations, offering privacy, elegance and lifestyle in equal measure

- | Energy Efficiency Rating | | Current | Potential |
|--|--|------------------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> | | | |
| <p><i>Not energy efficient - higher running costs</i></p> | | | |
| <p>England & Wales</p> | | <p>EU Directive
2002/91/EC</p> |  |



Approx. Gross Internal Floor (Excluding Outbuilding) Area = 397.10 sq m / 4274.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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& CO.**