

# 4 Connaught Terrace

Hove, BN3 3YW

**Guide price £750,000**

A beautifully presented three bedroom Victorian terraced house offering spacious and well arranged accommodation across two floors, extending to approximately 1,171 sq ft, and benefiting from a west facing rear garden that provides an excellent sun trap.

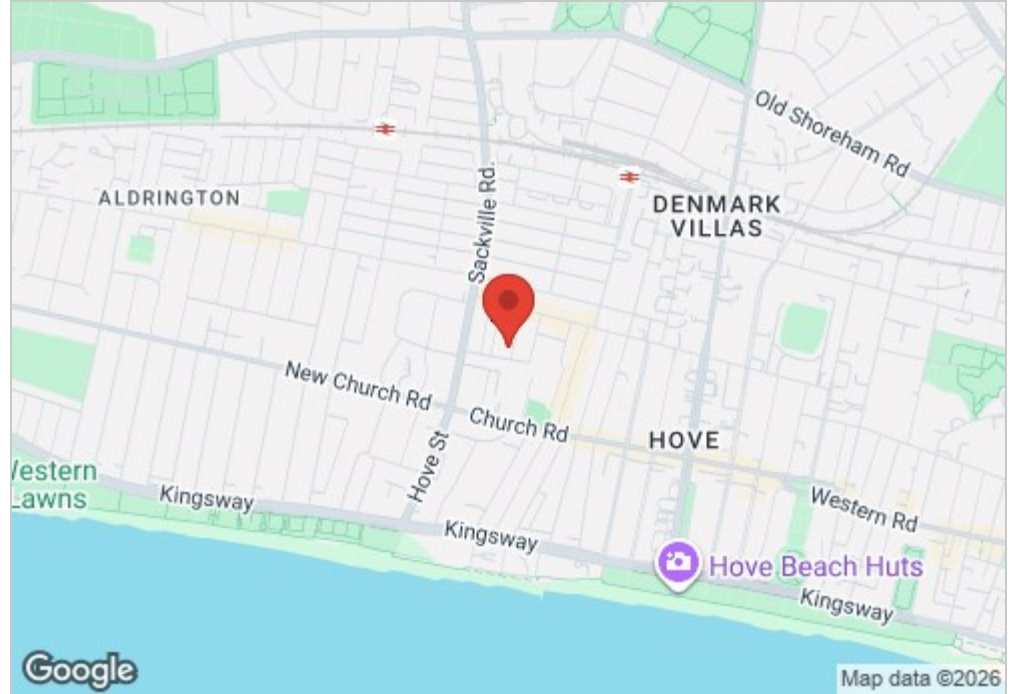
This attractive home blends period character with stylish modern finishes, creating a superb family home in a highly desirable Hove location. The ground floor is particularly impressive, featuring a bright bay fronted living room that opens through to the dining area, creating a superb through room that works exceptionally well for both everyday family life and entertaining. With large windows to the front and double doors from the dining room opening directly onto the rear garden, both spaces enjoy an abundance of natural light throughout the day.

The kitchen is well fitted with contemporary cabinetry and ample work surface space, complemented by a separate utility room and a convenient ground floor cloakroom.

On the first floor, the property offers three bedrooms and a modern family bathroom. The principal bedroom is a generous room with fitted wardrobes and excellent natural light, while the remaining bedrooms provide flexibility for children, guests, or home working.

To the rear, the west facing garden has been designed for low maintenance and provides an excellent space for outdoor dining, relaxing, and enjoying the afternoon and evening sun. The house also offers excellent potential to extend into the loft, subject to the usual consents, giving buyers future scope to enlarge and add further value.

Overall, this is a fantastic opportunity to acquire a well maintained Victorian home with excellent proportions, plenty of natural light, and a practical family friendly layout in a prime Hove setting.

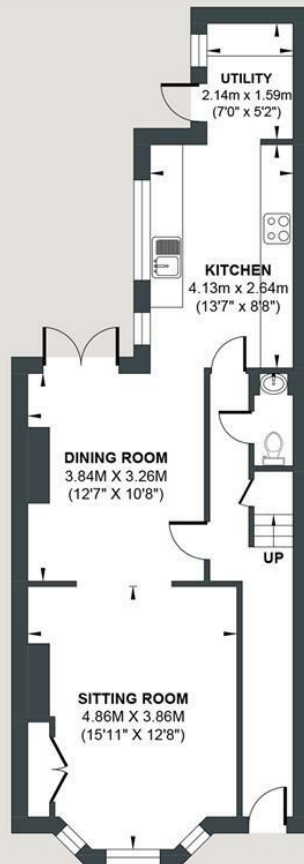


- Beautifully presented Victorian terraced house
- Spacious through lounge and dining room
- Double doors opening onto the garden
- Ground floor cloakroom
- Potential to extend into the loft subject to consents
- Three well proportioned bedrooms
- Excellent natural light throughout
- Stylish fitted kitchen with utility room
- West facing rear garden and superb sun trap
- Walking distance to Hove train station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

## CONNAUGHT TERRACE

Approx. Gross Internal Floor Area = 108.8 sq m / 1171.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
604.71 sq ft  
(56.18 sq m)



FIRST FLOOR

Approximate Floor Area  
566.39 sq ft  
(52.62 sq m)



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