



Pearson  
Keehan

20 Tongdean Avenue  
HOVE, BN3 6TL



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# 20 Tongdean Avenue

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**Offers in the region of £1,650,000**

This exceptional detached house, located in the prestigious Tongdean Avenue in Hove, occupies one of the best plots on the street and benefits from being on what is widely considered to be the best road in Hove.

The home has a south-west facing rear aspect with breathtaking views over Hove towards the sea, the South Downs, and, on clear days, even a glimpse of the Isle of Wight!

The plot is incredibly private, with a 100-year-old wall providing seclusion on the north side and an unobstructed rear aspect, thanks to the lower-level homes of Shirley Drive behind.

What makes this home even more exciting is the granted planning permission for a thoughtfully designed, three-storey detached house, designed to maximise the plot's potential and further enhance the stunning views. The home provides a variety of possibilities, whether you wish to reconfigure the current layout or completely demolish and rebuild your dream home.

The current layout includes a spacious kitchen/breakfast room with a central island, opening onto the expansive rear garden. There is also a generous lounge/dining room, also with doors leading to the garden. The ground floor further features two reception rooms/bedrooms, a shower room, and access to the integral garage.

Upstairs, the main bedroom is a bright, south-facing space with patio doors leading to a terrace, offering panoramic 180-degree views of Hove and beyond. This bedroom includes an en-suite shower room and a large walk-in wardrobe. A second double bedroom, family bathroom, and ample eaves storage complete this floor.

The rear garden is a standout feature, with its south-west facing aspect and stunning views over the city to the sea. A large paved terrace provides ample space for outdoor entertaining, while the rest of the garden is laid to lawn. At the rear, a spacious Summer House offers versatile space for a games room, gym, or home office. To the front, there is a private driveway leading to an integral double garage.

Planning Reference - BH2023/02660



## Tongdean Avenue, Hove

Approximate floor area 226 sq m/ 2433 sq ft  
 Summer House 65.3 sq m/ 703 sq ft  
 Total floor area 291.3 sq m/ 3136 sq ft



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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	
	<b>81</b>
	<b>65</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	