



12 Orchard Gardens

Hove, BN3 7BJ

Offers in excess of £900,000

A thoughtfully extended four-bedroom semi-detached family home offering spacious and versatile accommodation across three floors, together with a stunning south-west facing garden that creates a real sense of peace and seclusion despite its convenient Hove setting.

Ideally located close to Hove Park, Hove station, the beach, schools and local amenities, the property perfectly balances the practicality of city living with indoor-outdoor family life at home.

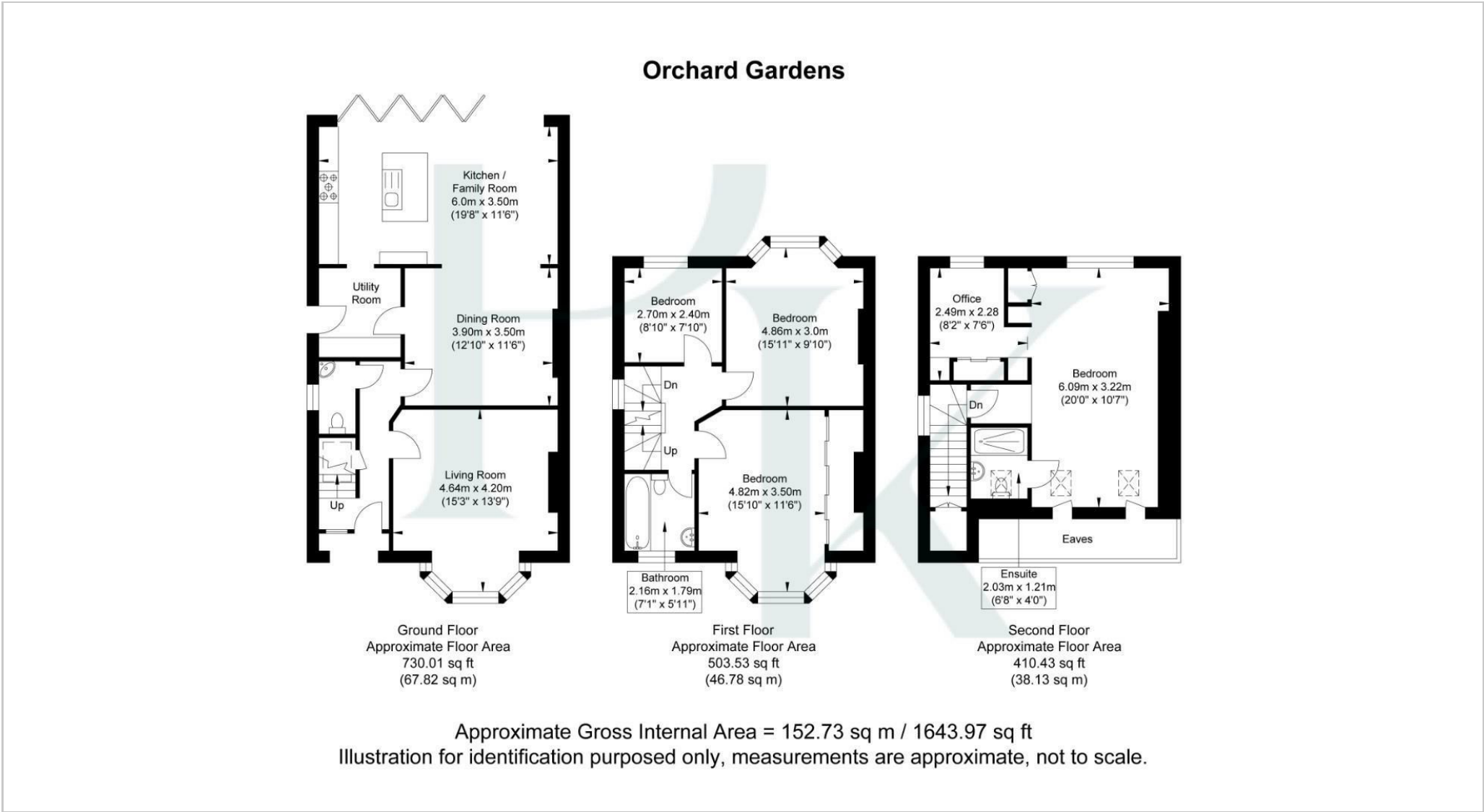
Stepping inside via the attractive original arched entrance, the property immediately offers a warm and characterful feel. To the front of the house is a generous bay-fronted living room with feature fireplace, wooden flooring and plenty of natural light. To the rear, the property opens into an extended kitchen/family room creating a fantastic space for modern family living, dining and entertaining, with Karndean flooring and large Origin bi-folding doors seamlessly connecting the indoors with the peaceful established rear garden. A separate utility room and ground floor cloakroom complete the accommodation on this floor.

Moving to the first floor, there are three bedrooms, including two generous bay-fronted doubles, together with a stylish family bathroom.

The top floor has been transformed into a superb principal suite, creating a calm and private retreat filled with natural light. Completed in 2021, the space includes a generous dual-aspect bedroom, separate dressing room/study, stylish en-suite shower room and useful eaves storage.

Outside, the mature south-west facing rear garden provides a wonderful setting for relaxing in the sunshine, with a paved terrace leading onto an established lawn surrounded by an abundance of greenery, planting and fruit trees offering a high degree of privacy. To the front, there is a vibrant garden and private driveway with space for two cars.

The property is situated within a friendly and well-established neighbourhood popular with families, offering a rare sense of community whilst remaining exceptionally well connected, with easy access to both the city centre and the A27/A23.



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	

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