



Summary

An impressive and substantial detached family residence offering approximately 5,320 square feet of versatile accommodation, arranged over three floors and set within beautifully landscaped gardens. This distinctive home provides six bedrooms, four bathrooms and a layout ideally suited to modern family living, multi generational use or home working.

- Substantial detached family residence extending to approximately 5,320 sq ft
- Six bedrooms and four bathrooms arranged over three well balanced floors
- Striking Mediterranean influenced architecture with an impressive wide frontage
- Contemporary kitchen with central island, flowing into dining and living spaces
- Multiple reception rooms offering excellent flexibility for family living and entertaining
- Lower ground floor entertaining level with bar and direct garden access
- Annex style accommodation ideal for guests, multi generational living or home working
- Beautifully landscaped rear garden with level lawn and private seating areas
- Elevated position with stunning sea views
- Garage





Description

The property is immediately striking in appearance, with its broad frontage and Mediterranean influenced architecture setting it apart within this highly regarded residential location. Internally, the accommodation is exceptionally well balanced, offering generous room sizes and excellent flexibility throughout.

The main living space is centred around a contemporary kitchen positioned on the ground floor, designed with entertaining and family life in mind. Featuring sleek cabinetry, integrated appliances and a large central island with breakfast seating, this space flows naturally into the dining room and principal living room, both enjoying excellent natural light and access to the balcony and rear aspect with sea views. Additional office space on this level provides a practical work from home solution.

The lower ground floor adds significant lifestyle appeal, with a substantial reception room, dedicated bar area and direct access onto the rear terrace and garden, making it an ideal entertaining level. This floor also incorporates bedroom and bathroom, offering excellent potential for guest accommodation.

Across the upper floor are the main bedroom suites, with well proportioned rooms arranged to maximise space and privacy. The principal bedroom and second bedroom both benefit from a walk in wardrobe and en suite, while the remaining bedrooms are served by additional high quality bath and shower rooms.

Externally, the gardens have been designed to complement both the scale of the house and the elevated position. A generous, level lawn is framed by mature planting and enjoys a high degree of privacy, while raised terraces and seating areas provide ideal spaces for outdoor dining and entertaining. The elevated setting allows for attractive views across neighbouring homes and towards the coastline, enhancing the sense of openness and outlook.

The property also benefits from a garage and an annex with its own entrance kitchen, living room, bedroom, bathroom and wardrobe.



Location

This is a rare opportunity to acquire a substantial and distinctive detached residence offering exceptional space, flexibility and lifestyle appeal, positioned within one of Brighton and Hove's most sought after residential avenues.

Tongdean Avenue is widely regarded as one of Hove's most prestigious and sought-after residential addresses, renowned for its attractive tree-lined setting, impressive detached homes, and exceptional convenience. The location is particularly favoured by families thanks to its proximity to a number of highly regarded schools and excellent catchment areas, making it one of the most desirable places to settle within the city. Hove Park, one of the area's most popular green spaces, is just moments away and provides extensive recreational facilities, open parkland, children's play areas, and sports amenities.





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TONGDEAN AVENUE

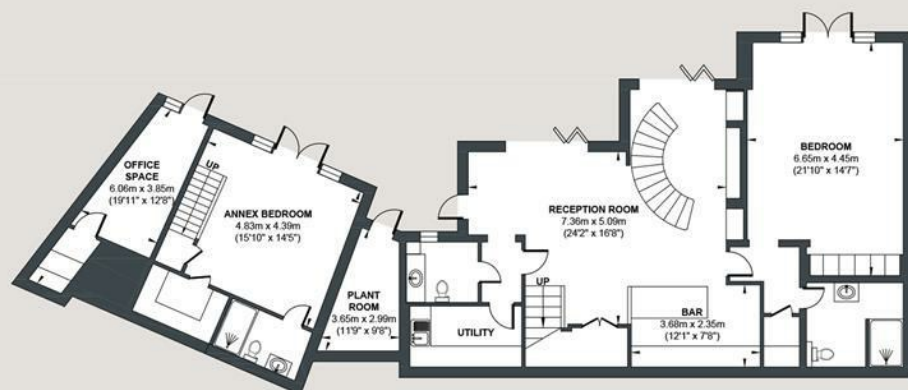
Approx. Gross Internal Floor (Including Garage/Annex) Area = 494.3 sq m / 5320.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



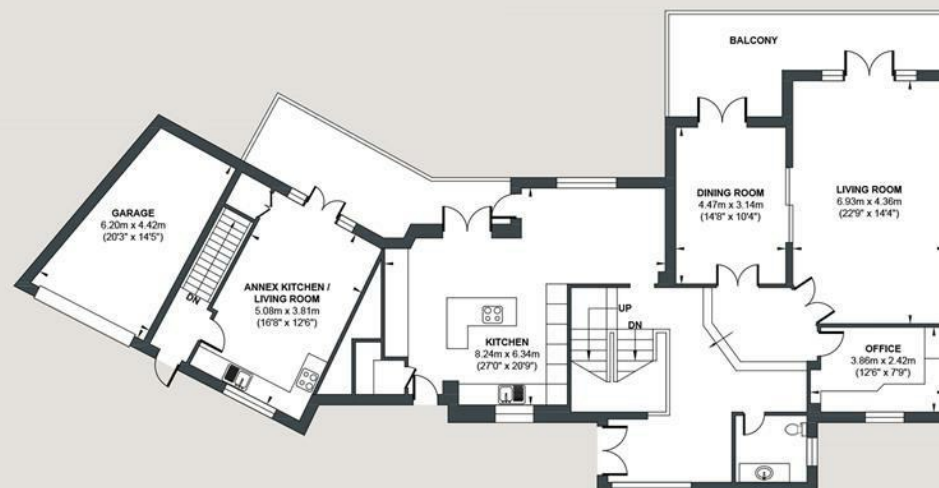
FIRST FLOOR

Approximate Floor Area
1512.76 sq ft
(140.54 sq m)



LOWER GROUND FLOOR

Approximate Floor Area
1622.65 sq ft
(150.75 sq m)



GROUND FLOOR

Approximate Floor Area
2185.18 sq ft
(203.01 sq m)





Hove Office

Ground Floor, 10 The Drive, Hove,
BN3 3JA
hove@fosterandcoestateagents.co.uk
01273 830 919

Brighton Office

1 The Parade, Valley Drive, Brighton,
BN1 5FQ
brighton@fosterandcoestateagents.co.uk
01273 830 919

Mid-Sussex Office

1 Coopers House, High Street,
Henfield, BN5 9EQ
mid-sussex@fosterandcoestateagents.co.uk