



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



£700,000

King George VI Drive

Hove, BN3 6XF

PROPERTY SUMMARY

This is a fantastic opportunity to acquire one of the highly desirable semi-detached Cook-built houses, known for their charming Tudor-style front elevation. Set back from the road, the property is approached via a beautiful brick-paved driveway and a well-maintained front courtyard, providing ample off-road parking for several vehicles - a rare feature in such a sought-after location. Upon entering the property through the welcoming porch, you are greeted by a spacious and light-filled entrance hall. The ground floor layout is thoughtfully designed, with a large lounge situated at the front of the house. This comfortable space features a cosy gas fireplace, creating the perfect atmosphere for relaxing or entertaining. Double doors lead from the lounge into the expansive, extended kitchen/dining/living room. This wonderful open-plan area truly is the heart of the home, providing an impressive space for family gatherings and socialising. It offers an abundance of natural light and views over the stunning southerly-facing garden, making it the perfect spot to enjoy the outdoors from inside. The kitchen is a chef's dream, offering an extensive range of wall and base units, providing more than enough storage for all your kitchen essentials. The generous counter space makes meal preparation a breeze, while the top-of-the-range double oven and 8-burner gas hob offer the ideal cooking environment for even the most ambitious meals. In addition, the property features a separate utility room, providing additional storage and space for laundry appliances, helping to keep the main kitchen area tidy and clutter-free. For added convenience, the ground floor also boasts a fourth bedroom with an en-suite shower room. This flexible space could easily serve as

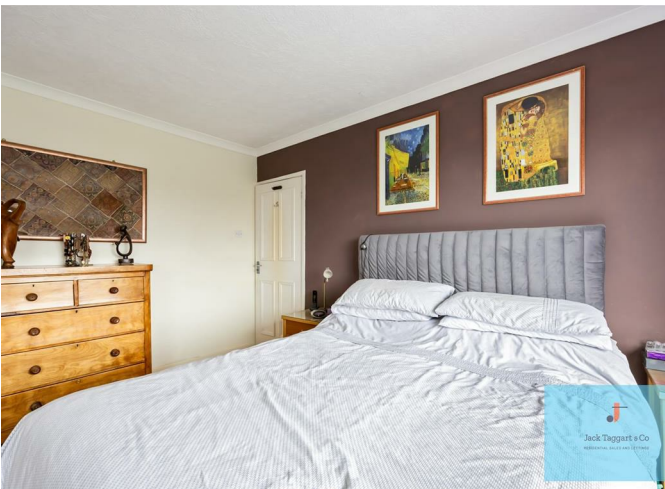
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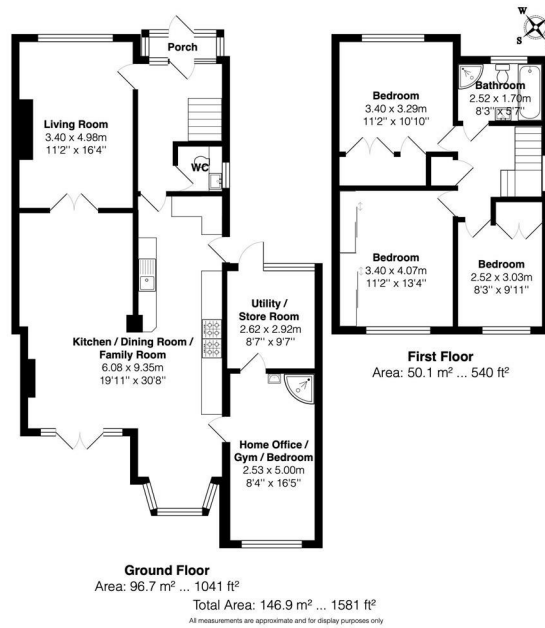
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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