



# 23 Marine Avenue

Hove, BN3 4LH

**Guide price £1,250,000**

The property offers well balanced accommodation arranged over three floors, combining period character with contemporary design and high quality materials. The ground floor is centred around a superb open plan kitchen, living and dining space, designed for both everyday living and entertaining. The kitchen is sleek and modern, complemented by premium appliances, bespoke cabinetry and excellent natural light, with doors opening directly onto the rear garden.

A standout feature is the garden itself, which enjoys a rare gated access straight onto Wish Park, providing an immediate sense of space and greenery rarely found in this position. It is ideal for families, dog walkers or anyone who values direct access to open parkland.

The upper floors provide generous bedroom accommodation, with the principal bedroom forming a luxurious retreat. From here, a private roof terrace offers elevated views across Wish Park and is perfectly positioned for sunbathing, relaxing or evening drinks, making the most of its outlook and orientation. The bathrooms and en suites are finished to a high specification, with stylish fittings and a calm, contemporary feel.

Throughout the house, the attention to detail is evident, from the flooring and joinery to the lighting and finishes, resulting in a home that is both elegant and practical.

Marine Avenue is ideally placed for the seafront, local amenities, excellent schools and transport links, while enjoying the open aspect and lifestyle benefits of Wish Park on the doorstep.

This is a turnkey home in one of Hove's most desirable locations, offering quality, space and a truly enviable setting.

- Four bedroom, two bathroom house arranged over three floors
- Stunning open plan kitchen, living and dining space
- Private rear garden with gated access directly onto Wish Park
- Roof terrace ideal for sunbathing and entertaining
- Excellent natural light and well balanced accommodation
- Finished to an exceptional standard throughout
- High specification kitchen with bespoke cabinetry and premium appliances
- Principal bedroom with roof terrace overlooking Wish Park
- Stylish contemporary bathrooms and fittings
- Prime Hove location close to the seafront, amenities and transport links

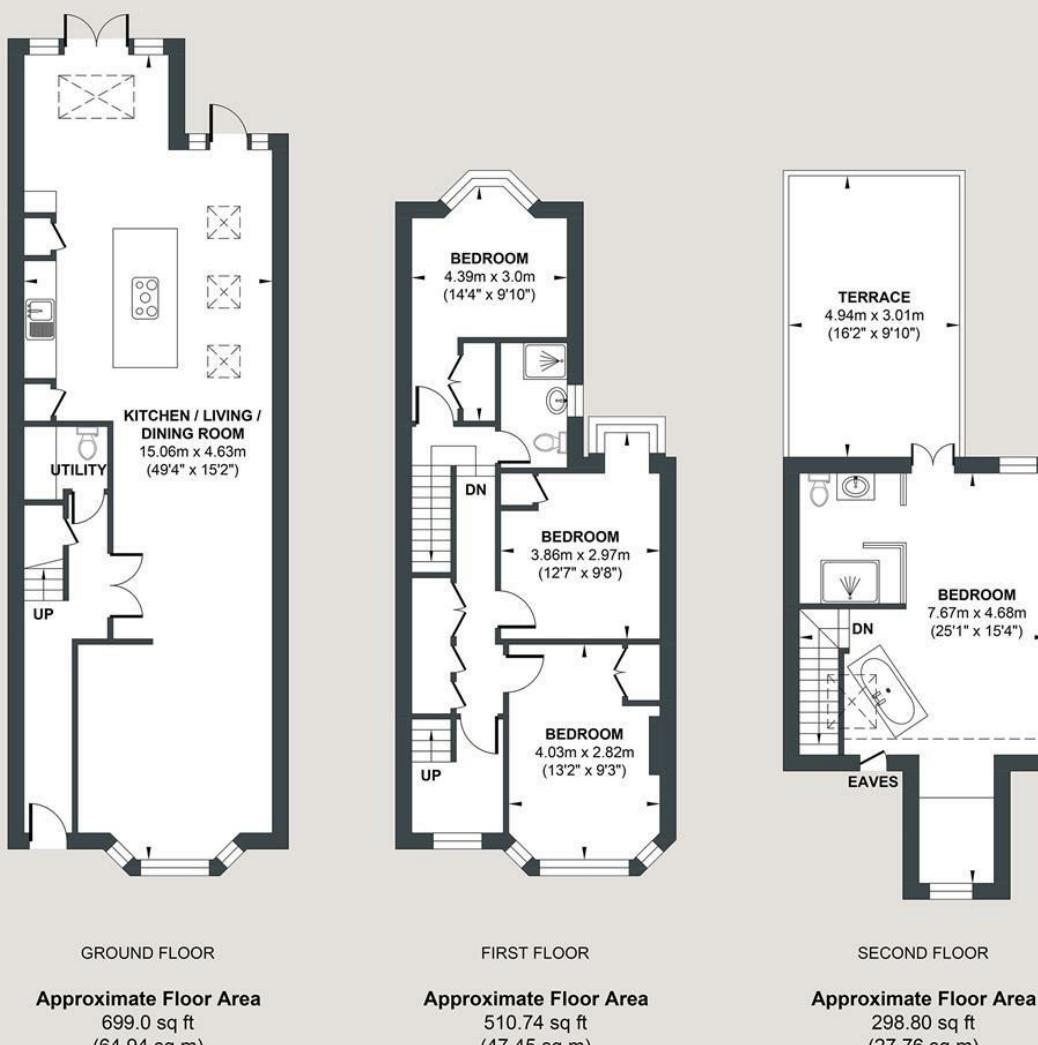
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 77      | 87        |
| (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                     |         |           |



## Marine Avenue

Approx. Gross Internal Floor Area = 140.15 sq m / 1508.54 sq ft

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



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All measurements are approximate

