

# 4 St. Keyna Avenue

Hove, BN3 4PP

## Offers in excess of £1,000,000

The ground floor has been designed with modern family living in mind. To the front is a separate reception room with a bay window and feature fireplace, creating an ideal formal sitting room or snug. Across the rear of the house is an impressive full width open plan kitchen, dining and family room, providing a superb everyday living and entertaining space. The kitchen is fitted with sleek modern cabinetry, a large central island and quality work surfaces, while bi folding doors open directly onto the rear garden, creating an excellent connection between the house and outside space.

There is also a ground floor shower room, additional storage and a utility room, which has been created from part of the original garage. The remaining garage space provides useful storage and is ideal for bikes, beach equipment and everyday household items.

On the first floor there are four well proportioned bedrooms, including two generous doubles. This level is served by a newly fitted luxury family bathroom, finished in a clean contemporary style.

The second floor has recently been transformed to create a superb principal bedroom suite. This impressive space enjoys sea views, excellent natural light and its own luxury en suite shower room, making it an ideal private retreat.

Outside, the property benefits from a private driveway providing off street parking. To the rear is a west facing garden, mainly laid to lawn with a decked terrace, perfect for afternoon and evening sun, family use and summer entertaining.

St Keyna Avenue is ideally placed for Hove Lagoon, the seafront, Wish Park, local cafés, schools and transport links, making this a superb family home in one of Hove's most desirable coastal settings.

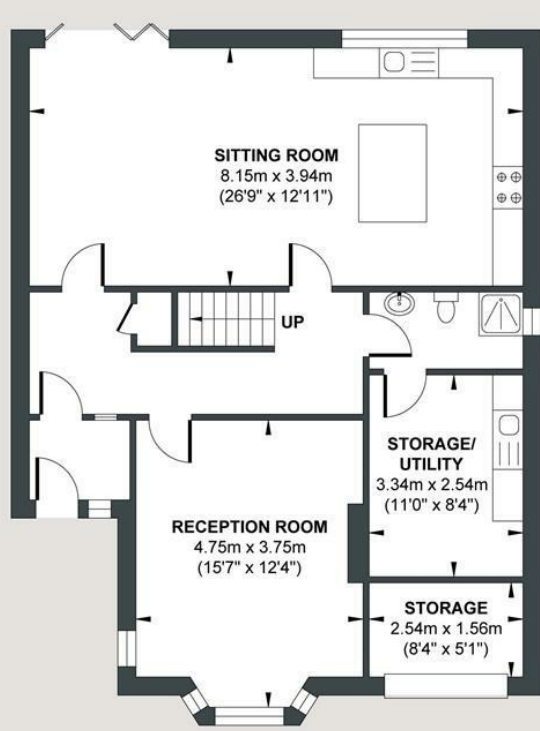
- Five bedroom family home
- Approximately 2,029 sq ft
- Newly created principal suite
- Full width kitchen dining family room
- West facing rear garden
- Three shower rooms
- Arranged over three floors
- Sea views from top floor
- Bi folding doors to garden
- Private driveway and useful garage storage

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		
	60	73
	EU Directive 2002/91/EC	
	England & Wales	



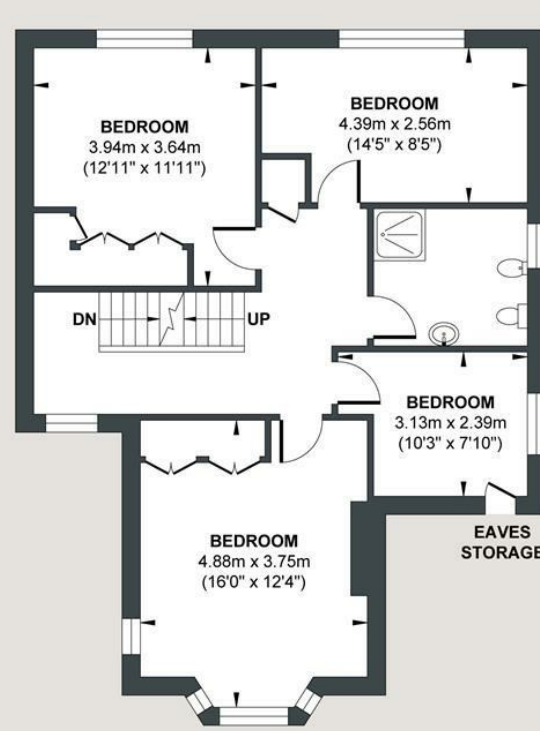
## ST KEYNA AVENUE

Approx. Gross Internal Floor Area = 188.57 sq m / 2029.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



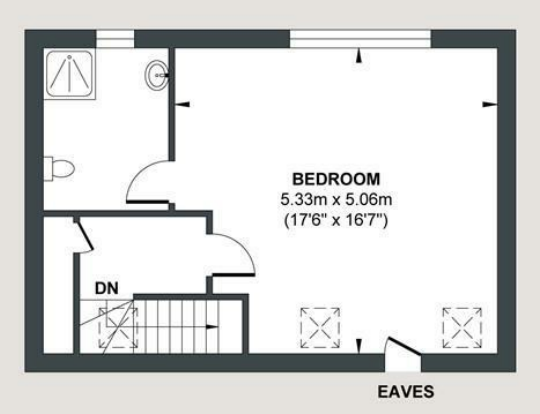
**GROUND FLOOR**

**Approximate Floor Area**  
866.60 sq ft  
(80.51 sq m)



**FIRST FLOOR**

**Approximate Floor Area**  
754.65 sq ft  
(70.11 sq m)



**SECOND FLOOR**

**Approximate Floor Area**  
408.49 sq ft  
(37.95 sq m)

