

34 Tongdean Road

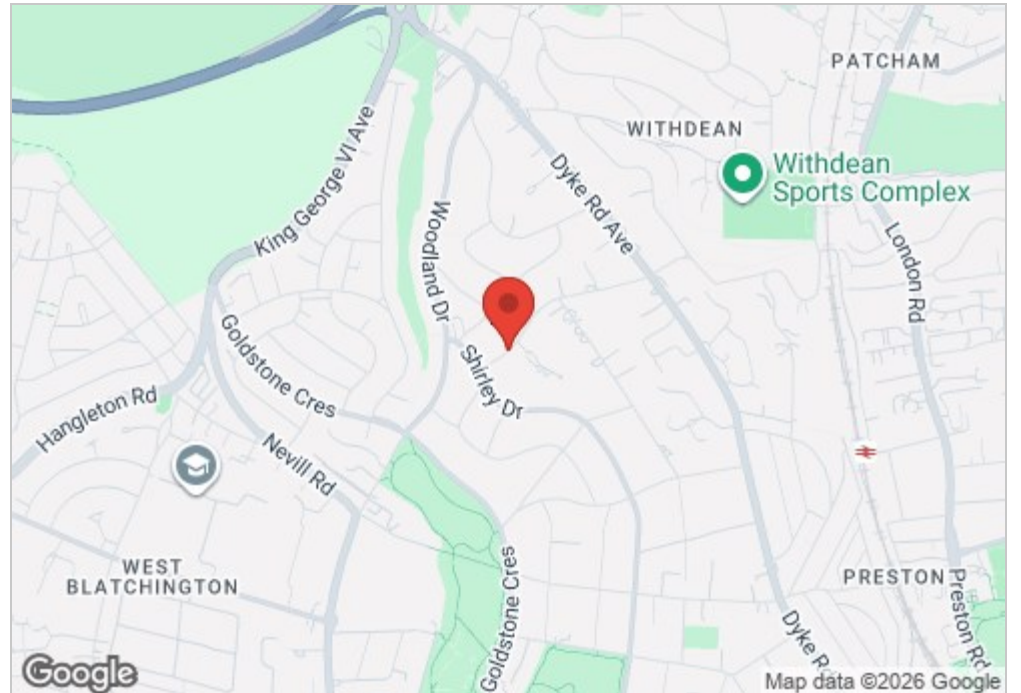
Hove, BN3 6QE

Asking price £1,250,000

An attractive and quite beautifully presented 4 bedroom detached family home together with a lovely sunny mature rear garden offering considerable potential for enlargement (STNPC) located in this first class residential location.

Tongdean Road is a highly regarded and much coveted residential setting within the Hove Park district close to local amenities in Woodland Drive and within immediate proximity of the delightful Hove Park with its open spaces and recreational amenities. This lovely detached home with its characteristic Tudor styling is presented to the market in pristine decorative condition and affords lovely bright an airy living space over two floors with a spacious feel making it a comfortable family home.

On entering you immediately get an impression that this a warm and welcoming property with a spacious reception hallway leading to two good sized and light filled reception rooms both of which open onto and overlook the mature gardens. On the first floor there are three comfortable double bedrooms one with en-suite facilities and a very good sized single bedroom, with the two rear facing rooms enjoying delightful open views over the gardens and surrounding area. Worthy of particular mention is the lovely well established rear garden with pleasant open aspect which also takes full advantage of the sunny southerly aspect. Given the desirable and much sought after position this house enjoys it is also worth noting that the property offers considerable scope and potential for enlargement and modification if desired subject to the usual planning consents. An early viewing of this lovely property is very highly recommended by the owners Sole Agents.

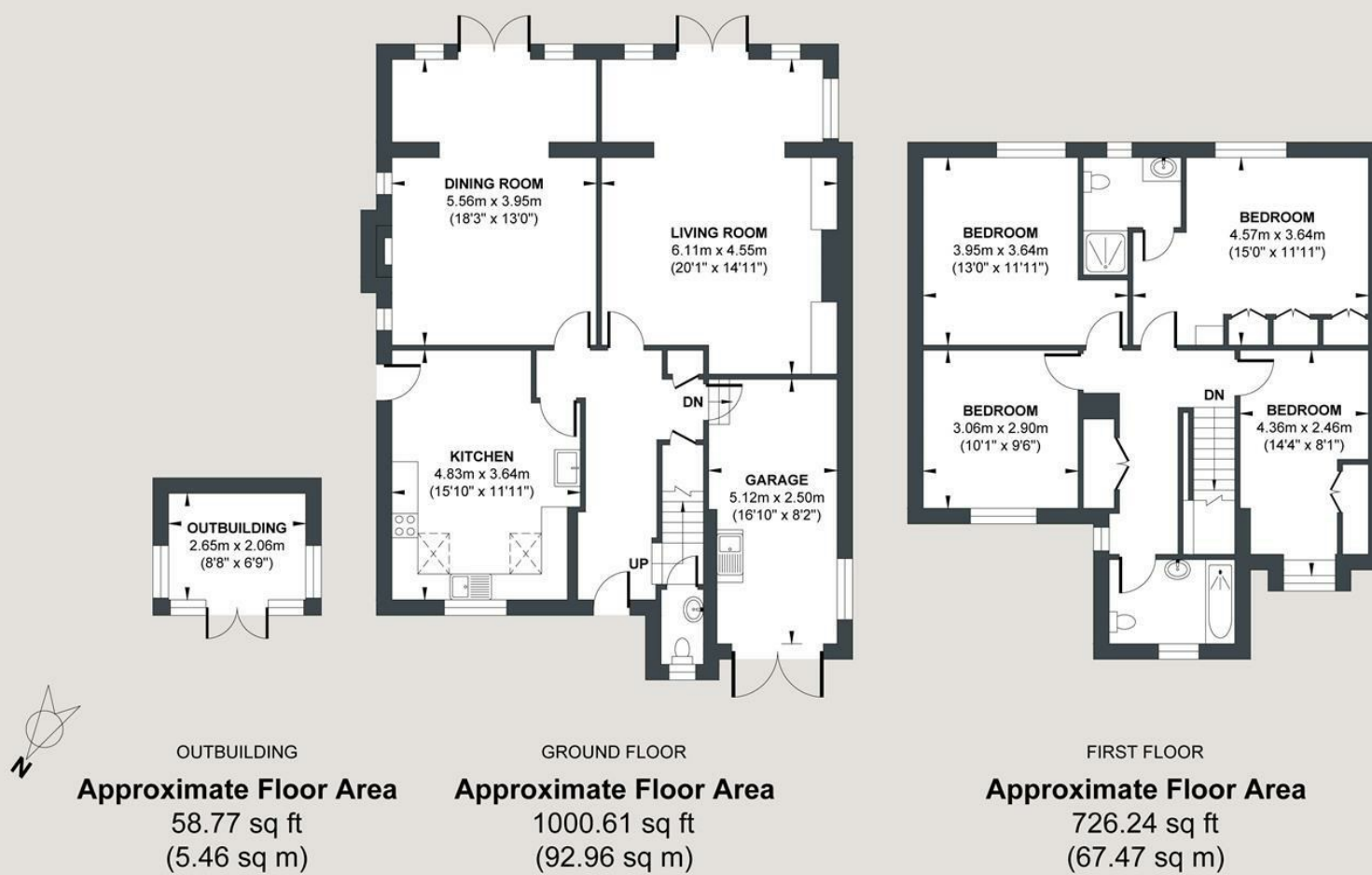


- Attractive detached Tudor style family home
- Beautifully presented and appointed
- Lovely open aspect at the rear
- Considerable potential for enlargement (STNPC)
- Sought after residential setting
- Light & Spacious
- Delightful mature south facing gardens
- Must be viewed

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		
	61	68
England & Wales	EU Directive 2002/91/EC	

TONGDEAN ROAD

Approx. Gross Internal Floor Area (Including Garage & Excluding Outbuilding) = 160.43 sq m / 1726.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

