



The Paddock, Hove, BN3 6LT  
**£850,000 - £875,000 Guide**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

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A fantastic four-bedroom, three-storey semi-detached house situated in this sought-after cul-de-sac in the popular Hove Park area. The property greatly benefits from a beautiful rear garden, off-road parking for a number of cars, and a garage. Early and internal viewing is strongly advised.





## Further Information

The accommodation is approached via a front garden and comprises on the ground floor, an entrance porch and hallway, cloakroom, spacious through lounge/dining room with double doors opening onto the garden, and a generous kitchen with side access to the driveway.

On the first floor, there are three bedrooms, all with fitted storage, along with a shower room and a balcony with great views accessed from the front bedroom. The second floor provides a further spacious bedroom with an en suite bathroom featuring a separate bath and shower, along with useful eaves storage. To the rear of the property there is a beautiful garden with lawn, patio, and well stocked borders, alongside the added benefit of an outdoor storage room.

We cannot stress that houses in this location are extremely sought-after and early and internal viewing is greatly recommended.

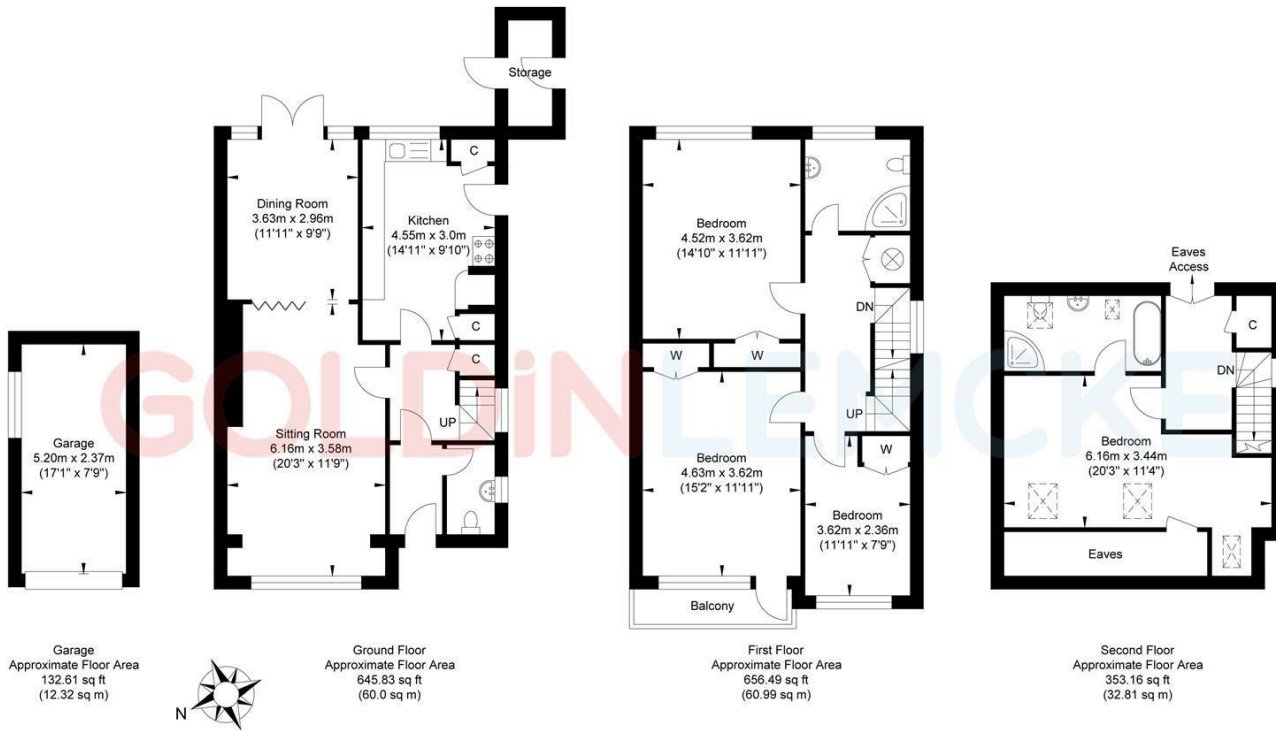
The Paddock is a quiet residential spot in Hove, well placed for everyday convenience without feeling too busy. Hove Park is just moments away, offering plenty of open green space, while nearby roads provide a good mix of local shops, cafés and useful amenities. Transport links are straightforward, with easy access into central Hove and Brighton, along with nearby stations for commuters. Overall, it's a well-connected area that still manages to feel tucked away from the busier parts of town.



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## The Paddock



Approximate Gross Internal Area (Excluding Garage & Eaves ) = 153.80 sq m / 1655.48 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.