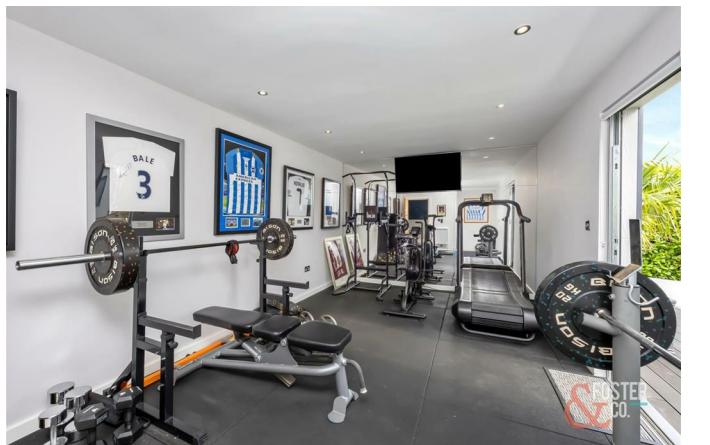




49 Tongdean Avenue
Hove, BN3 6TN

Asking price £2,500,000

A substantial and imposing detached family residence, luxuriously appointed to an impressive standard, while providing superb living space of over 3,600 square feet.

This beautiful house stands back from this highly sought after, "leafy" suburban avenue, across a carriage driveway, providing the property with genuine visual appeal. In recent years, the property has had an extensive modernisation and restoration programme creating a fine, modern and comfortable home consistent with 21st century expectations.

The living space, which spans three floors, is beautifully light and airy and the different levels are separated by staircases with oak and glass balastrading enhancing the impression of light and space still further. On the ground floor the comfortable reception rooms are ideal for relaxation and are complemented by a truly magnificent luxuriously fitted kitchen/dining/family room. This stunning space is one of the main focal points of this property and enjoys an expanse of sliding doors opening on to the rear garden which really do let the outside in!

The comfortable bedrooms are carpeted (as is the majority of the house) and all bathrooms are fitted and equipped to the highest possible standards. Externally the gardens are easily managed and come complete with a gym which could also be an annex or office space.

Overall, this is a wonderful home which will satisfy even the most demanding of expectations located in Hove's best residential location. Tongdean Avenue is widely regarded as the most desirable road in Hove known for its wide tree lined street as well as the unique detached properties that sit upon it. For those that commute, Preston Park mainline station is with easy reach whilst bus services can also be found on Dyke Road. A number of well-regarded schools can be found nearby with Lancing Prep being only round the corner.



- Detached House

■ Double Garage

■ Gym

■ 4 Bathrooms

■ Fantastic Location
- Private Gated Driveway

■ 3,638 Square Foot

■ 4 Bedrooms

■ Sea View

■ Immaculate Condition

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		
	66	76
England & Wales		EU Directive 2002/91/EC

TONGDEAN AVENUE

Approx. Gross Internal Floor Area (Excluding Garage / Outbuilding) = 267.79 sq m / 2882.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

