



Hove, BN3 3EG

Guide price £2,000,000


The accommodation is immaculate: stone floors, clean white walls, bespoke shutters on the windows and plenty of built-in storage makes the rooms feel light, bright and airy. The neutral colour throughout makes the house ready for immediate occupation and gives a fantastic opportunity for the new owner to personalise as they see fit. No expense has been spared on the fixtures and fittings, and the kitchen and bathrooms are a particular highlight featuring attractive tiling and premium materials. The accommodation is versatile and well planned, with the ground floor featuring a formal reception room for entertaining and a vast, open plan living space for relaxed family life. This is zoned for a kitchen, dining area and space for seating, and has additional service rooms including a pantry, lockable wine cellar and utility room leading to the garage. On the first floor, the principal bedroom is huge and is accessed via a fitted dressing room, with the added benefit of a terrace and an en suite bath/shower room. There are two further bedrooms and a bathroom on this floor, with an extra two bedrooms and a shower room on the second floor.

The house has great kerb appeal, with a traditional 'Mock Tudor' appearance from the road, off-street parking on a coveted in-and-out driveway (rare for the area) and further parking within an integral single garage. To the rear the house is very different: contemporary replaces traditional, with a fantastic extension (only partially seen from the front) featuring tall Crittal-style windows inset within clad and rendered elevations. There are two substantial terraces: one raised, adjoining the house, and the other at ground level leading to the good-size lawn, which is bordered by trees and shrubs in raised beds. The principal bedroom also has its own private elevated terrace, and there is a small cellar for storage which is accessed externally.

St Ann's Well Gardens is two streets over to the east, where there are tennis courts, a playground, nursery, and café, while Hove recreation ground and Hove Park are about a mile to the northwest, with sports pitches and perimeter paths popular with runners and dog walking. There is a wealth of green space locally, aside from these, including The Copse, South Downs National Park and Devil's Dyke, numerous golf clubs and sports clubs. Local schools include Hove Juniors and Brunswick Primary, secondary schools Cardinal Newman Catholic School, Hove Park, and Blatchington Mill. Hove station is about 0.6 miles, with fast services to Gatwick airport and London.

Local Authority: Brighton & Hove City Council
Council Tax Band C
Mains water, gas, electricity and drainage are supplied to the property.

- DETACHED
- HIGH SPEC FINISH
- LARGE SOUTH FACING GARDEN
- OFF STREET PARKING
- 3575 SQFT
- 5 BEDROOMS
- STUNNING KITCHEN
- GARAGE
- NO CHAIN
- PRINCIPLE SUITE WITH A LARGE DRESSING ROOM

| Energy Efficiency Rating | | Current | Potential |
|---|----|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | 67 | | |
| (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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All measurements are approximate

