














95 Portland Road, Hove, East Sussex, BN3 5DP
**Tel:** 01273 206999 **Email:**hove@pearsonkeehan.com pearsonkeehan.com

# 30 Tongdean Road

Hove, BN3 6QE

## *Asking price £1,200,000*

Situated in one of Hove's most sought-after residential locations, this substantial detached family home occupies a generous corner plot in the highly desirable Hove Park area, offering excellent scope for further enlargement, including loft conversion potential (subject to the necessary planning consents).

The property is approached via a large front driveway providing ample off-street parking for multiple vehicles, while to the rear there is a private driveway leading to a detached garage, adding to the overall practicality of the home.

Internally, the house offers well-proportioned and versatile accommodation throughout, with an impressive ground floor layout. This includes a spacious living room, a separate dining room opening onto the rear garden, and a well-appointed kitchen with adjoining breakfast space. A particular feature of the property is the striking series of arched windows and doors to the rear, which create a beautiful architectural focal point while flooding the space with natural light and framing delightful views across the garden. A study to the front of the house completes the ground floor accommodation, providing an ideal space for home working or a quiet retreat.

Upstairs, there are three good-sized bedrooms, including a particularly generous principal bedroom, alongside a family bathroom. The layout presents an excellent opportunity for reconfiguration or extension, subject to planning, to create additional bedrooms or enhanced living space if required.

The rear garden is a standout feature, offering a beautifully maintained and private space with a combination of patio and lawn, ideal for outdoor dining and family use. The corner plot position further enhances the sense of space and privacy.

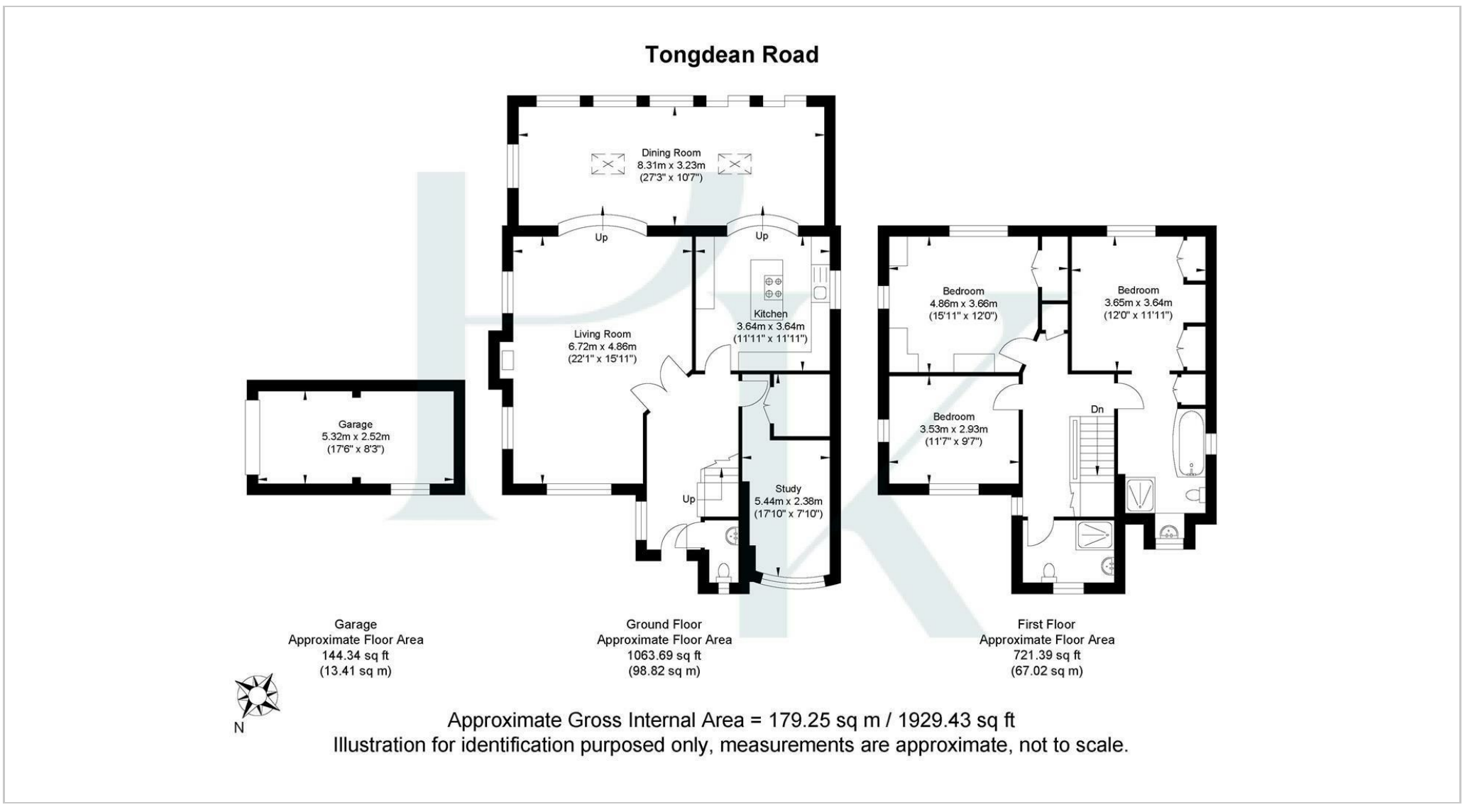
The property is ideally located within close proximity to Hove Park, with its open green spaces, tennis courts and café, and is well positioned for access to a number of highly regarded local schools, making it particularly appealing for families.

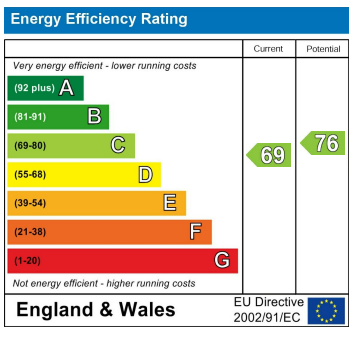
For commuters, Preston Park Station is within walking distance, providing direct links to London and beyond, while the A27 is easily accessible for routes along the south coast and to the A23/M23. There are also excellent bus links nearby offering regular services into Brighton and Hove city centre and the seafront.

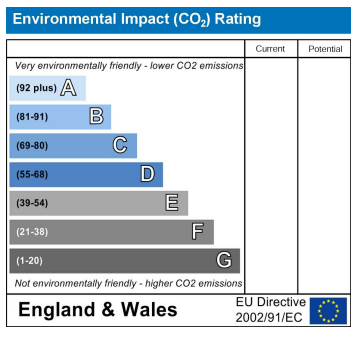
This is a rare opportunity to acquire a well-located detached home with significant potential in a prime Hove setting.








Pearson Keehan