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Permitted
Residents Only
8 am - 6 pm

FOSTER
& CO.

Vallance Gardens

Hove, BN3 2DD

Guide price £2,250,000

A rarely available charming double fronted brick built detached house set on a generous plot located on the favoured west side of the prestigious Vallance Gardens.

This exceptional six-bedroom, three-bathroom detached property offers an unparalleled blend of classic charm and modern luxury. Arranged over three spacious floors, this home has been thoughtfully designed to provide both comfort and style for contemporary living.

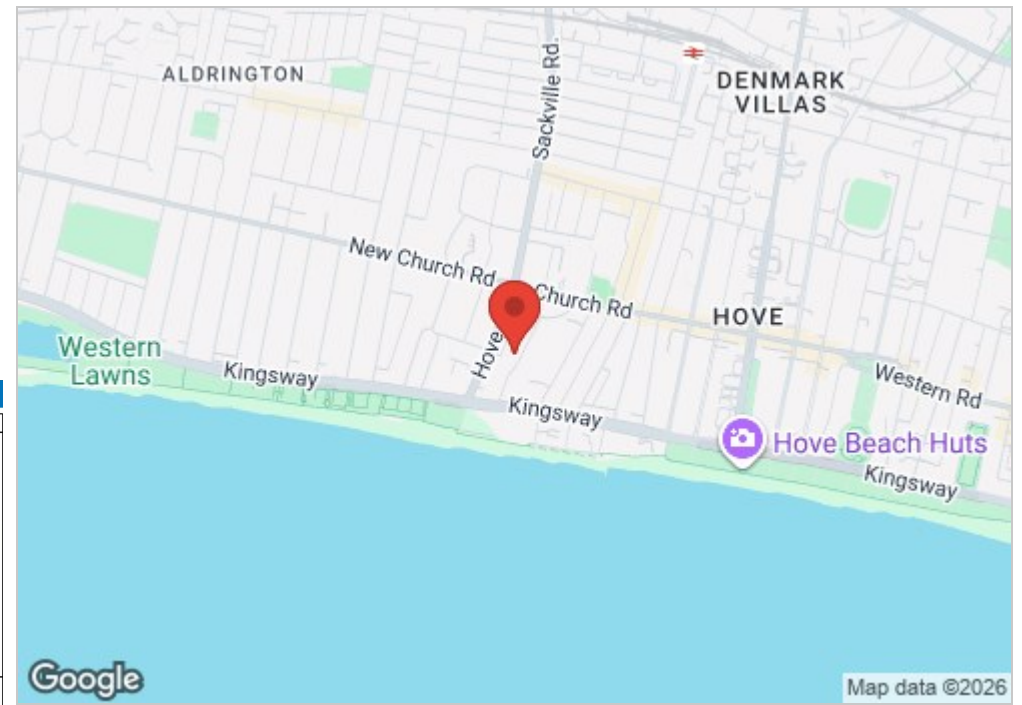
The attic has been beautifully remodelled into a large, private bedroom, complete with a generous-sized, luxury en suite bathroom – offering a perfect retreat with elevated views. The heart of the home is undoubtedly the expansive open-plan kitchen/dining room, flooded with natural light from strategically placed skylights and elegant French doors, which open directly onto a sunny, west-facing garden. This tranquil outdoor space provides a perfect setting for entertaining or simply relaxing.

Vallance Gardens is a quiet wide tree lined road ideally located in central Hove with both the beach and all the facilities of Church Road with its abundance of quality independent restaurants, artisan bakeries, bars etc a short walk away. Vallance Gardens has an amazing sense of community feel as many families have lived in the road for many years. Viewing is highly recommended.



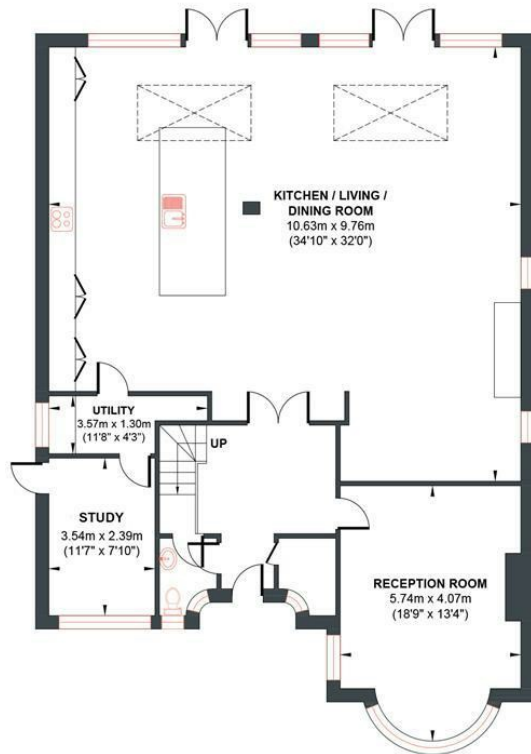
- Detached
- Imposing detached family house with parking for up to 5 cars
- Ideal floorplan for modern living
- 6 double bedrooms
- 3 Bathrooms
- Extra large main living space & fully fitted Kitchen
- 2nd living room
- Study
- Prime central Hove location between beach and Church Road
- West Facing Rear Garden

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			
England & Wales		EU Directive 2002/91/EC	



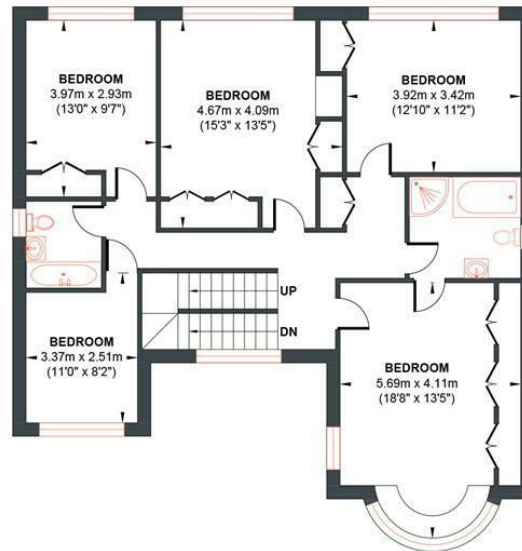
VALLANCE GARDEN

Approx. Gross Internal Floor Area 286.51 sq m / 3083.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



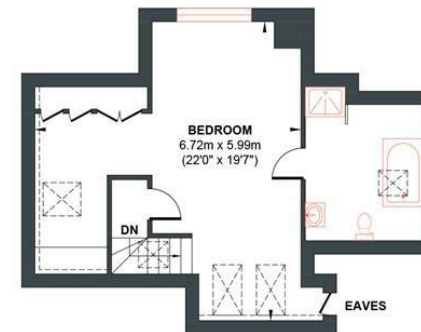
GROUND FLOOR

Approximate Floor Area
1543.32 sq ft
(143.38 sq m)



FIRST FLOOR

Approximate Floor Area
1091.35 sq ft
(101.39 sq m)



SECOND FLOOR

Approximate Floor Area
449.28 sq ft
(41.74 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



