



GOLDINLEMCKE

Kestrel Close, Hove, BN3 6NS
£800,000 - £850,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Kestrel Close, Hove, BN3 6NS

£800,000 - £850,000 Guide

A truly stunning four-bedroom end-of-terrace house, ideally positioned in this highly sought-after central location. The property has been finished to an excellent standard throughout with a beautiful open plan kitchen/dining room, and further benefits from a superbly landscaped rear garden. Early and internal viewing is essential.





Further Information

Guide Price £800,000 - £850,000.

A truly stunning four-bedroom end-of-terrace house, ideally positioned in this highly sought-after central location. The accommodation comprises a spacious entrance hall, an attractive bay-fronted living room, and a truly amazing open-plan kitchen/dining room to the rear. Filled with natural light from a skylight and large sliding doors opening onto the garden, this space is a true focal point of the home and has been finished to an exceptional standard.

The former garage has been converted to create a self-contained annexe, complete with en suite shower room and its own separate access. The space is currently utilised as a successful Airbnb, offering excellent flexibility for guest accommodation, independent living or a home study. The current owners have adapted the downstairs WC to accommodate a washing machine for convenience. This can easily be reinstated as a WC, with kitchen space for appliances.

To the first floor, there are three generous double bedrooms and a family bathroom, with the principal bedroom further benefiting from a modern en suite bathroom featuring both bath and separate walk-in shower.

The rear garden has been beautifully landscaped to include decking, lawn and well-stocked borders, along with secure side access.

Family homes of this standard are rarely found, and we cannot stress that early and internal viewing is highly recommended.

Kestrel Close is a quiet residential cul-de-sac, well positioned for easy access into both Brighton and Hove. The area is popular with families and professionals alike, with a good range of local shops, well-regarded schools and green spaces nearby. Preston Park, Hove Park, and the seafront are both within easy reach, while regular bus routes and nearby road links provide straightforward connections



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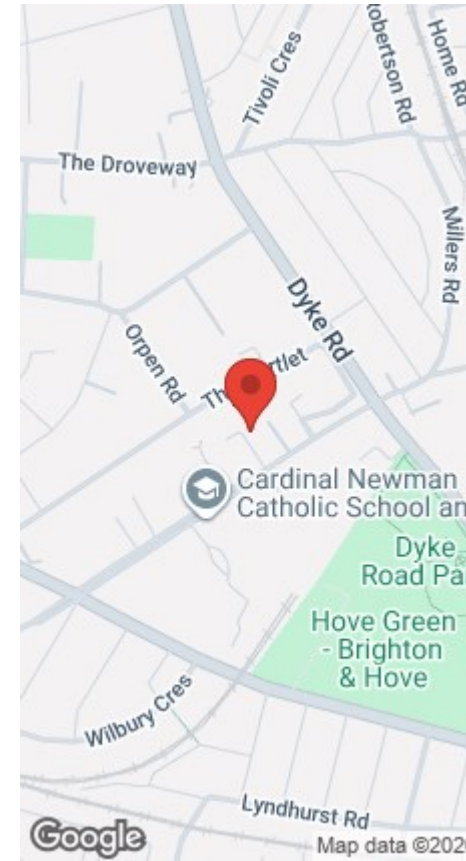


Ground Floor
Approximate Floor Area
928.27 sq ft
(86.24 sq m)

First Floor
Approximate Floor Area
606.43 sq ft
(56.34 sq m)



Approximate Gross Internal Area (Including Studio) = 142.58 sq m / 1534.71 sq ft
Illustration for identification purposed 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		73	80
(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.