

# Raphael Road
# Hove

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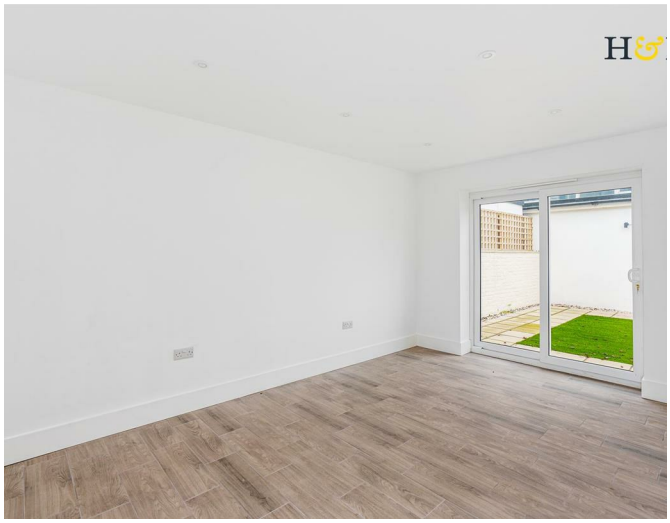












# Raphael Road, Hove, BN3 5QP

**Guide Price £500,000 to £550,000**

A detached new build property offering a perfect blend of modern living and privacy. Situated in the tranquil surroundings of a private road, this two double bedroom bungalow is designed to meet the needs of contemporary lifestyles and is a cosy retreat in any season.

This gated residence is located within private grounds, offering a sense of security and exclusivity. Whether you are looking for a peaceful home or a stylish retreat, this bungalow on Raphael Road is a remarkable opportunity not to be missed.

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Upon entering, you are welcomed into an open plan reception room that seamlessly integrates with a bespoke fitted kitchen that includes integrated appliances and west facing feature bay window. The bi-fold doors invites natural light throughout this room and provides delightful views over the secluded rear garden, which enjoys a desirable south-east aspect, making it an ideal spot for morning coffee or afternoon relaxation.

The bungalow features two generously sized double bedrooms, there is a stylish shower room which is designed with modern fixtures and wide open shower enclosure with glazed screens. There is underfloor heating throughout the property which adds an extra touch of comfort.

The property has desirable secure gated access with drive laid to a modern resin finish, this space can accommodate at least two vehicles and has an electric car charging point, catering to the needs of eco-conscious homeowners. This new build property has a sedum roof, this maintains biodiversity, particularly for pollinators. The other eco feature is an air source heat pump providing the heating and hot water for the building.

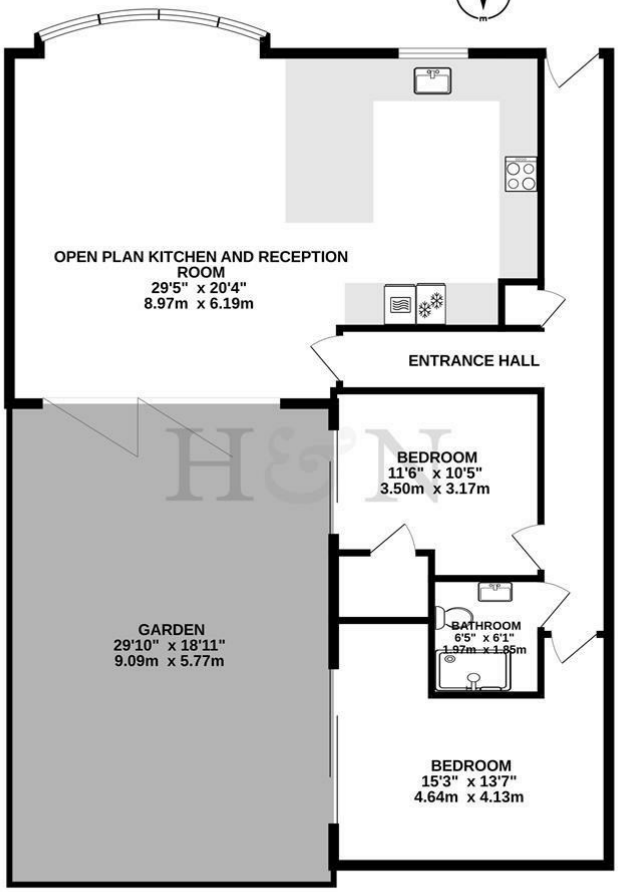
In addition, there is an option to purchase a garage located next to the front garden of this unique property, by separate negotiation.

**Location**
Raphael Road is situated North of New Church Road and is just around the corner from Richardson Road where you can find local butchers, coffee shops, beauty rooms and general store, to name a few. A more comprehensive range of nearby shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street and Church Road thoroughfare, and Brighton city centre.

For the commuters there is a choice of main line train stations just under a mile away. Hove Station that is 0.9 miles in distance and Aldrington station being just 0.4 miles away, both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove lagoon where you can enjoy sea front walks, there is also a selection of local, nursery, primary and middle schools in the area.

**Additional Information**
EPC rating: C
Internal measurement: 1,056 Square feet / 98.1 Square metres
Parking zone: W
Option to purchase a garage in Raphael Mews
Council tax band: D

1056 sq.ft. (98.1 sq.m.) approx.




TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

**1.** All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

**2.** Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

**3.** Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

**4.** The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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