



Pembroke Avenue, Hove, BN3 5DA
£1,600,000 - £1,700,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A stunning and beautifully presented five-bedroom semi-detached family home, situated in one of Hove's most desirable residential locations. The property offers impressive and versatile accommodation, complemented by superb front and rear gardens. The house has been modernised throughout to an exceptional standard and early and internal viewing is essential.





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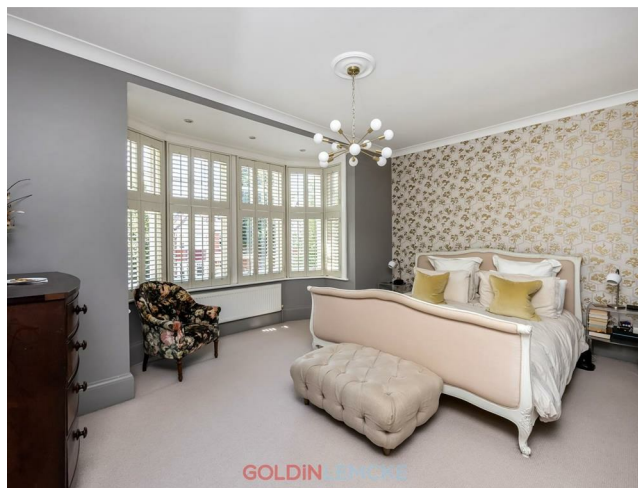
Further Information

The property is approached via an impressive front garden and ornate tiled pathway leading to the entrance. The ground floor offers a spacious entrance hall, a beautiful living room with bay window and feature fireplace, a dining room and gym area, together with a cloakroom, family room, utility room and a truly fantastic kitchen/dining room, finished to an exceptional standard and with doors leading to the rear garden.

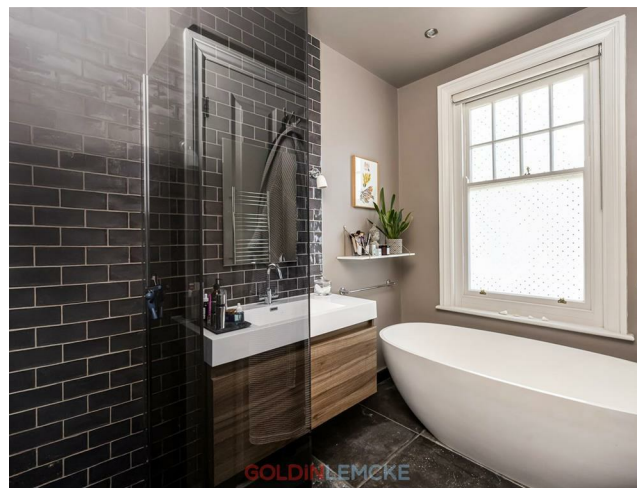
To the first floor, there are three good-sized double bedrooms and a shower room. One bedroom benefits from a spacious walk-in dressing area, while another has access to a terrace. The principal bedroom is particularly impressive, with a walk-in wardrobe and contemporary en suite bathroom. To the second floor, there is a large landing, currently utilised as a study area, a further shower room and two additional double bedrooms.

To the rear is a beautifully finished west-facing private garden, featuring lawn and patio areas, well-stocked borders and useful side access to the front. Overall, this is an exceptional family home, presented in excellent order throughout. Early and internal viewing is essential to fully appreciate all that this property has to offer.

Pembroke Avenue forms part of the sought-after Pembroke conservation area, known for its substantial period houses, tree-lined streets and generous front gardens. The property is within easy reach of Hove seafront, Church Road and a number of well-regarded schools, including Brighton College, St Andrew's CofE Primary School, West Hove Infant School, and Hove Park School.



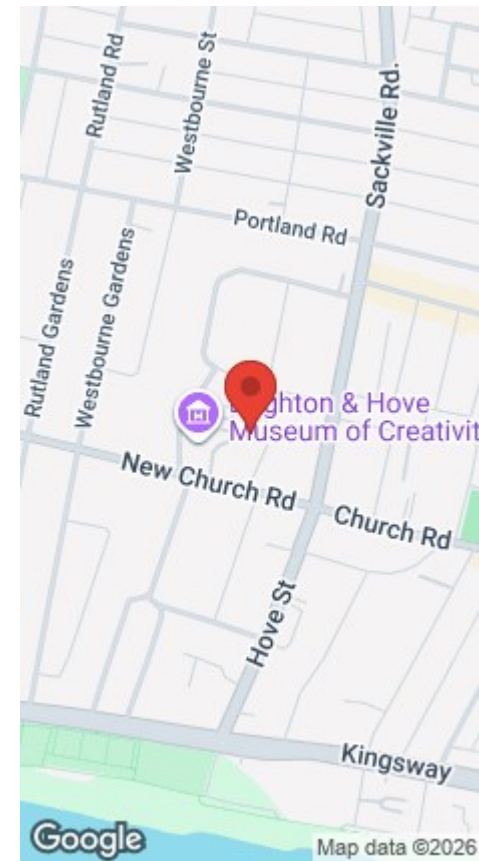
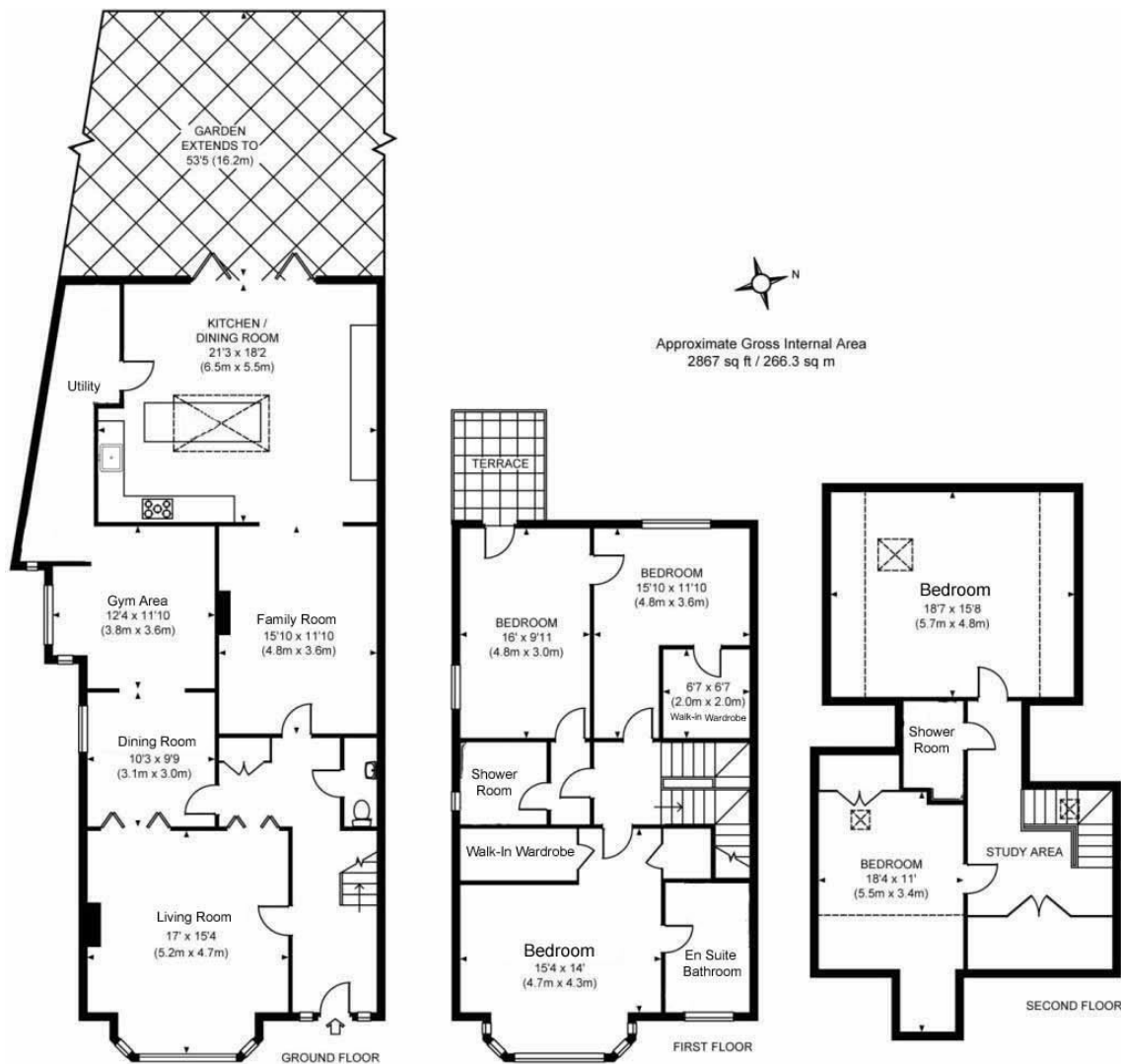
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74
England & Wales		EU Directive 2002/91/EC

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